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SWAN GRANGE

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Torrige District Council
Community Planning & Development Services
Riverbank House
Bideford
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EX39 2QG

13th January 2021

TORRIDGE DISTRICT
COUNCIL

19 JAN 2021

RECEIVED

Dear Sir

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR WORKS TO A DWELLING

PROPOSED REPLACEMENT OF EXISTING FENESTRATION, FASCIAS/SOFFITS AND RAINWATER GOODS WITH NEW AT HOOPERS HIGH BICKINGTON UMBERLEIGH DEVON EX37 9BU

Further to our recent pre-application consultation with Mr R Steppel (ref: FPEH/0777/2020) I am pleased to enclose the following for your attention:-

- My cheque for the sum of £206 being the Planning Fee required in this instance
- 4 no. copies of drawing no. 2020/EXTG.1 EXISTING FLOOR PLANS
- 4 no. copies of drawing no. 2020/EXTG.2 EXISTING ELEVATIONS
- 4 no. copies of drawing no. 2020/1A PROPOSED FLOOR PLANS
- 4 no. copies of drawing no. 2020/2A PROPOSED ELEVATIONS
- 4 no. copies of drawing no. 2020/3A BLOCK AND LOCATION PLANS
- WILDLIFE TRIGGER LIST
- 4 no. copies of the completed HOUSEHOLDER APPLICATION FORMS
- RESIDENCE 7 literature (PVCu WINDOWS)
- RESIDENCE 7 Sample of window colour (IRISH OAK)
- A sample of roofline goods (BLACK PVCu)
- Photographs (of application property HOOPERS)
- Photographs (of adjoining property SWAN GRANGE)

THE PROPERTY

The property had, since the mid-1990s, been used by a previous owner as a holiday let. The last owner used it for a few years leading up to 2018 as a domestic dwelling. I purchased the property two years ago and have currently been refurbishing it, and will again use it as a holiday let. Although the property is not a Listed Building, or within a Conservation Area, I acknowledge that it has no Permitted Development Rights and, therefore, that Full Planning Permission is required for any changes I wish to make to its external appearance.

THE PROPOSALS

The general maintenance of the property has, unfortunately, not been attended to for a good number of years by both previous owners. This has resulted in extensive deterioration of the windows (timber stained brown), roofline features such as fascias, soffits and bargeboards (timber stained brown) and rainwater goods (PVCu brown).

In particular, and as highlighted at the Pre-Application Consultation stage, the timber windows, fascias and bargeboards all have extensive areas of rot. It is proposed that all the aforementioned features be replaced with robust materials that are both durable and maintenance free whilst still retaining the existing character of the building, but offering improvement for residential purposes.

As can be seen from the photographs of the adjoining property attached to this application, oak is a prominent feature of the fenestration, it also has oak doors, and black roofline products. The application property Hoopers also has an existing oak back door that was fitted by the previous owners. It is proposed, therefore, that the replacement windows at Hoopers will be Residence 7 Irish Oak to continue this already established theme for this type of property.

The Residence 7 Window system has been designed to replicate the 19th century flush sash timber window and has, I am advised by the manufacturer, already met with Planning Authorities' approval in conservation areas up and down the country due to its authentic appearance for properties similar in character and appearance to Hoopers.

Residence 7 windows have been designed to replicate traditional opening mechanisms and hardware including butt hinges and pear-drop handles. The maintenance free durable materials used, and the robust design of the windows, will ensure that the elevational appearance of the property will be long maintained and will totally eliminate all risk of rot.

The existing rotten brown timber roofline features will be replaced with new black PVCu roofline products that will mirror the appearance of those of the adjoining property, but will again eliminate the ongoing maintenance problems, and any risk of rot, thereby ensuring that the elevational appearance of the roofline also has a long life.

The existing colour-faded brown PVCu rainwater goods will be replaced with new black PVCu rainwater goods.

PRE-APPLICATION ADVICE (ref: FPEH/O777/2020 – dated: 2nd December 2020)

I have been encouraged to make this full planning application following the advice given by Mr R Steppel in his letter of the 2nd December 2020 after considering the aforementioned information, samples and details submitted at the pre-application consultation stage, all of which now form the basis of this Full Planning Application. Under the heading "Principle of Development", he states:- "*The provision of minor alterations to the external elevation of the property for its improvement for residential purposes would appear to be acceptable in principle, subject to other policy considerations*". Under the heading "Character" he states:- "*The proposed minor alterations to the property appear to be acceptable, in using Residence 7 units.*"

WILDLIFE TRIGGER LIST

The site area of this application, the residential part of the property, comprises 0.13 hectares which is marginally over the area specified and which may, thereby, trigger a Wildlife Report. However, I advise that three sides of the building, the subject of this application, are abutted by existing hardstanding in the form of a brick pavior patio area to the east, a brick pavior footpath to the south, and a gravel parking area to the west. To the north side of the building is a residential garden area that has been laid to lawn. Any works, or storage of materials, will be confined to these aforementioned hardstanding areas only. I, therefore, consider that the replacement of the windows and roofline features will have no impact on protected or priority habitats and species.

Should you require any further information when considering these proposals please do not hesitate to contact me.

Yours faithfully



Ms J E Anderson
Encs.