

# Executive Management Assist Ltd

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## Planning Support Statement (Including Design and Access and Heritage Statement)

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**VAT Registration No: 921 3606 51**

**14 January 2021**

### **Address of proposed works:**

Stone Cottage North Road High Bickington Devon EX37 9BB

### **Agent:**

Mal Brown – Executive Management Assist Ltd

### **Description of Proposed works and the intended use of the building:**

Formation of living accommodation in the loft space, pitched roof to replace the flat roof dormer, rear extension, solar panels and porch (Private dwelling house)

### **Introduction:**

This is a full planning application for the alterations to this existing dwelling sited at the head of the main road in High Bickington. The proposal involves:

- alterations to the existing roof area that is currently served by a stairway and a floor to create additional living accommodation;
- a pitched roof to replace the flat roof over the existing dormer on the front elevation;
- taking down the dilapidated chimney stack on the front elevation;
- the provision of solar panels on the rear elevation
- a single storey extension at the rear; and
- the erection of a porch to the front elevation.

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**Executive Management Assist Ltd – Company No: 5912364**  
**Director and Secretary – Mal Brown MBA, FCMI, CMgr, FRICS, C. Build E MCABE**  
**Director – Claire Brown BA (Hons)**

The alterations are designed to reflect the local building character and to increase the existing accommodation within the building and the building will be used by a single family.

This Statement should be read with the plans and other documents submitted.

**Site Location and description:**

The application site is located at the end of the main road in High Bickington and faces north with a view down the main road and within the Development Boundary and Conservation Area. It comprises of the main dwelling house with an existing rear glazed conservatory and a roof space that, although is served with a stairway and a floor with adequate joists and floorboards, has not been utilised for habitable accommodation and used for storage only.

The dwelling is detached however part of the eastern rear elevation forms the boundary and there is no access to a garden at this part of the dwelling. The property requires updating and currently only has three bedrooms.

It is intended to increase the existing accommodation as shown on the plans.

The property lies within the High Bickington Conservation Area that was designated in September 1991; but has no associated Conservation Area Appraisal.

The property is adjacent to the Grade II Listed Building known as The Old Rectory with its adjoining railings. It is the case the work will enhance the character of the listed building and no work will take place to the Listed Building itself.

**Planning History and Present Use:**

There is no Planning history associated with this site.

**Proposal:**

The proposal is illustrated in detail on the submitted plans and elevations.

It is intended to provide a four bedroom dwelling and the vehicular access and parking is not altered.

**Planning Policy:**

Where it is relevant, planning applications should be determined in accordance with the development plan, having regard to any relevant material considerations. In determining this application the principle relevant component is the North Devon Local Plan.

The application should also be considered in relation to the Conservation Area.

The single storey rear extension has the form, scale, setting and design that respects the existing setting. It replaces an old fully glazed conservatory and is surrounded by buildings to the extent that it cannot be viewed on an external elevation.

The slate pitch roof porch only leads to an enhancement of the front elevation and, in a similar way, the replacement of the front elevation first floor dormer window flat roof with a dual pitched and slated roof.

The alterations to the roof are 'permitted development' and it is intended to provide a number of rooflights that will not be more than 150mm above the plane of the roof. It is intended to provide additional living accommodation to the roof area that will be used with the dwelling as a single family occupancy.

The removal of the chimney is not associated with the alterations to the roof.

It is intended to provide solar panels to the rear (south) roof elevation and, again, these are not associated with the roof alterations. They do not front the highway and are therefore 'permitted development'.

In relation to the Conservation Area and the adjacent Listed Building the proposals do not have any adverse impact on the amenity of the occupants of neighbouring properties and has the appropriate context, setting and surroundings.

**Design and Landscaping:**

The external elevations of the site will be remain relatively unaltered and therefore has no effect on the design and landscaping issues.

**Highway Considerations:**

Existing.

**Conclusion:**

The proposed development is considered to satisfactorily comply with development plan policies and the aims of the National Planning Policy Framework.

The Planning Authority is therefore requested to support the proposal.

**Appendix 1**

**Design and Access Statement:**

Design and access issues are considered throughout the Supporting Statement above and illustrated on the submitted plans and drawings. The form of the proposed development has been determined by the need to minimise impact on adjoining property.

In summary, the relevant information is:

Layout:

As shown on the submitted plans.

Scale:

As shown on the submitted plans.

Appearance:

As shown on the submitted plans.

Use:

The property will be a single dwelling.

**Proposed alterations and extension at Stone Cottage  
High Bickington Devon EX37 9BB**



Access:

Existing.

A handwritten signature in black ink, appearing to read 'Mal Brown', with a long, sweeping tail.

Mal Brown MBA, FCMI, CMgr, FRICS, C. Build E MCABE

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