

Reports to accompany planning application

Use, Design & Access Statement

The current use of the building is residential as a single dwelling. The current owners wish to extend the building on the first floor to provide additional living space – this will entail the removal of the roof to a single storey utility room and extend upwards to form a small guest bedroom.

The extension will be timber framed walls with roughcast rendered walls – painted – all to match the main house. The roof will, in effect, be an extension of the existing roof and will be timber framed overlaid with natural slate to the existing roofs.

Access to the site and building will be as existing and there is no intention to change this.

Naturally, there will have to be a Building Regulations application should the Planning application be successful and the new parts of the building will have to at least meet current requirements for energy efficiency.

Scale of proposed additional areas

The scale of the proposed extension whilst being approximately 9.2m².

Landscaping

There will be no alteration to landscaping / garden areas on the site.

Arboriculture Survey

There are no trees on the elevation where the extension is proposed.

Ecological Statement

There is no evidence of bats in residence at Sunnyside and, with a lack of trees where the extension is to be erected, there are no nesting birds.

Flood Risk Assessment

The property and surround properties are shown to be in Flood Zone 1 on the EA Flood map for Planning and therefore a flood risk assessment is not required.

Transport

Public transport is available in Tideford. The area, however, is mainly rural with walkers, horse riding and cyclists. Private car parking is available on site.

Archaeological Assessment

There is no evidence of archaeological history to the site.