

Reports to accompany planning application

Use, Design & Access Statement

The current use of the building is single storey, detached building used as a private motor garage. The current owners wish to demolish the existing building and construct a 2 storey building with garage on the ground floor and residential first floor. The first floor will be used, initially, by a daughter returning from working abroad and subsequently for guest accommodation ancillary to the main house.

The extension will be timber framed walls with a combination of roughcast rendered walls – painted – to match the main house and composite wood grain cladding. The roof will be timber framed and overlaid with natural slate to main house.

Access to the site and buildings will be as existing - via a private drive off Church Road. 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 efficiently.

Scale of proposed additional areas

The scale of the proposed new building will be slightly less than the footprint of the existing garage giving a total ground and first floor area of 79m²

Landscaping

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

Arboriculture Survey

There are no trees on or close to the new building with the exception of the high level hedge in the neighbours' garden. The new building will be further away from the hedge than the existing building.

Ecological Statement

There is no evidence of bats in residence at Sunnyside or in the garage that is to be demolished and, with a lack of trees where the building is sited, 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.