

21/1966/Full

DESIGN STATEMENT

UPALONG, ELMWAY, SIDFORD EX10 9SY

June 2021

EAST DEVON DISTRICT COUNCIL ECONOMY			
19 JUL 2021			
ACK	CIRC	SEEN	FILE

Existing Property

Upalong is a detached bungalow facing South. Approached via a short metalled drive in the north-east corner of the site. The ground slopes south and east. Elmway Cottage lies to the south and below Upalong, There are no windows in Elmway Cottage facing Upalong. Houses on the other side of Elmway are two storey and set back at much higher level. Other neighbours to the east and south east are screened by high hedges and are some distance from Upalong. The existing building has a tiled roof, rendered walls has poor construction and is in very poor condition.

Proposals

This application is for the following:-

- **to demolish the bungalow and to build a new dwelling on approximately the same footprint -**

Justification

The existing building has had very little maintenance for a number of years, is of poor construction and is in very poor condition. Replacement will allow for reliable construction with better insulation and air tightness providing a sustainable future. It is designed to minimise impact upon its neighbour.

The design has good proportions and efficient layout.

Detail

Proposals will have little impact upon neighbours as the nearest building has no windows facing Upalong. Other buildings are much further away some at higher level and others screened by boundary planting. The new building will be energy efficient, will have air source heat pump, solar panels for electricity supply and good insulation. It will therefore be much more sustainable.

The existing drive will be retained for rear access to Trenoweth and partially shared with Upalong. Existing gates will remain. There will be off road parking in front of the new garage (see drawing 127/02).

Conclusion

This proposed new build will provide improved accommodation in a way which compliments the surroundings and reduces carbon footprint.. it is hoped that planning permission for the proposals will be duly granted.