



PLANNING STATEMENT

PYNES HILL COTTAGES, UPTON PYNE HILL, EX5 5ED



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AMOUNT

The works comprise an internal renovation of a stone and cob walled, thatched roofed listed dwelling, which was formerly two houses, now linked together. The alterations revolve around the creation of new and improved bathrooms and kitchens. These will be implemented in conjunction with an internal decorative upgrade and building services overhaul. In addition to the works to the home interior, the replacement of two remote garages is also proposed.

In order to avoid information duplication this planning statement should be read in conjunction with the heritage statement submitted with the application. This document clearly outlines the building format, its existing layout and the proposed changes.

LAYOUT

The layout of the house is proposed to remain without physical changes to the main and original walls. Only a later partition is proposed to be removed and another new partition is also suggested to assist the creation of a bathroom.

The layout of the existing garages has been respected with the new structures.

SCALE

There are no scale consequences to the dwelling alterations and, when viewed from various outside locations and public places, the building will appear unchanged.

The garage replacements deploy designs similar to the originals, albeit the new structures are slightly larger. These new garages however respect the form, scale and proportions of the original items.

LANDSCAPING

There are no particular landscape consequences associated with the scheme and the existing gardens, field divisions and trees remain unchanged.

APPEARANCE

The intention is to create an updated home and garages whose overall appearance does not particularly depart from what can be seen today. Delivered sensitively, the site should appear unchanged to a passer by.

USE

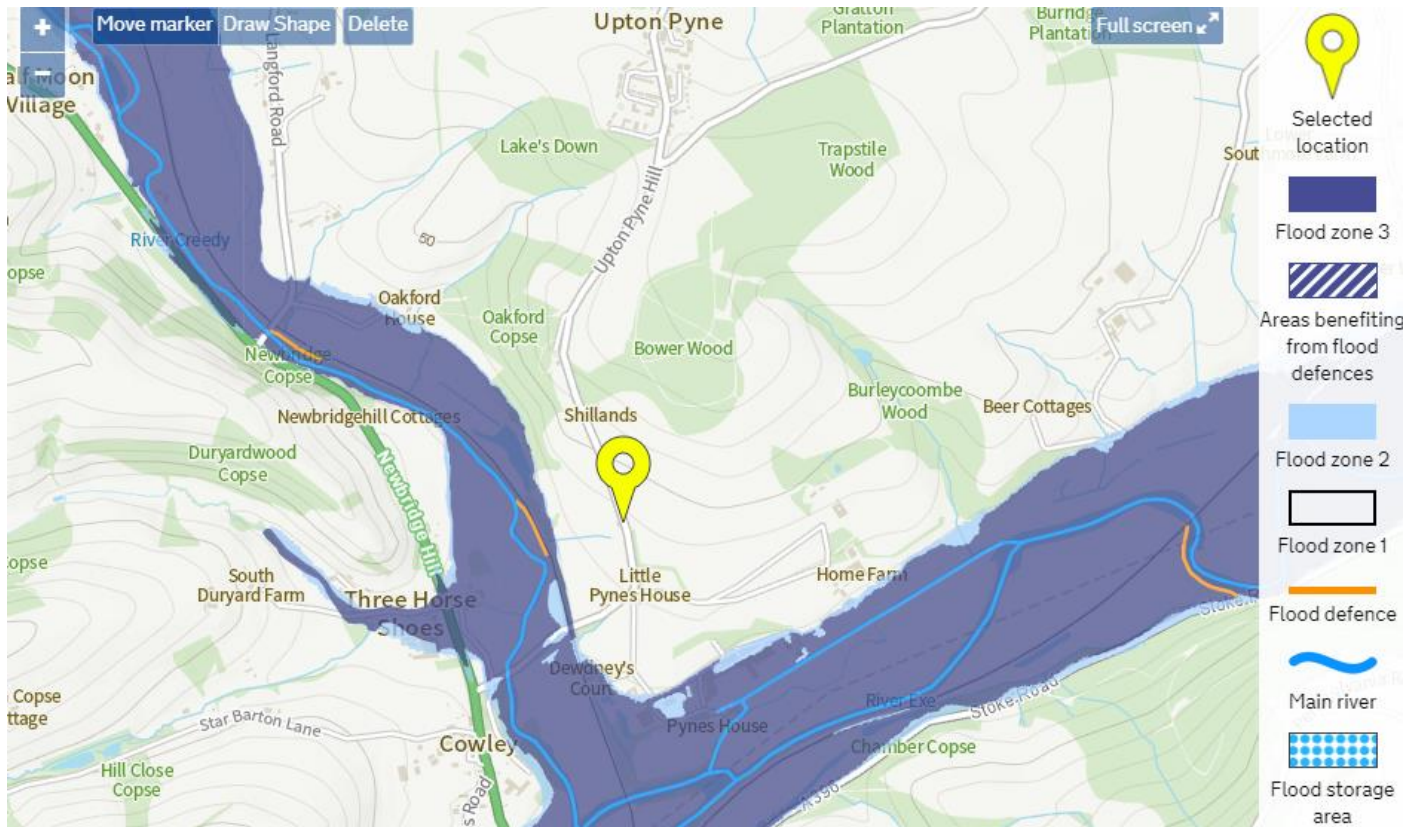
The use of the site will remain as a dwelling with garage facilities.

ACCESS

The site is located on an adopted highway with good road connections to Upton Pyne and Exeter. Bus travel is available near by and Exeter St David's station is just over two miles away.



FLOOD RISK



It can be seen that the site is clear of any known flood risk. The accommodation need not provide ground floor flood gates or resilient design techniques. All bedrooms are first floor and need not be classed as upper storey refuge. Emergency service access and occupant escape can be achieved by unflooded roads to the North and East of the site.

ECOLOGICAL OBSERVATIONS

The main house and thatched roof will not be affected by the alterations and the other task are of an internal and fit out nature. In these respects, the building fabric will not be particularly disturbed and no wildlife habitats will be affected. All of the spaces planned for upgrade within the house were inspected and there were no signs of occupancy, particularly bats. Of particular note presence of copious spiders and spiders webs which would not be apparent if bat visits were frequently taking place. Similarly, there were no signs of bat droppings and eaves gaps were inspected.

The garages are primitive structures with no concealed voids. The internal inspection of the garages presented no evidence of wildlife occupancy other than, perhaps, some signs of rat activity by virtue of droppings and chewed items.

In summary, the proposed works are of a low risk to protected wildlife and, when upgraded, new habitat opportunities can be created by the deployment of bird and bat nesting boxes. The gardens provide good opportunities for nesting and feeding and these are set in a wider Devon landscape with hedgerows, trees and water courses.