

DESIGN & ACCESS STATEMENT
TELEGRAPH COTTAGE, DALWOOD, AXMINSTER, EX13 7HT

Description of Property:

Telegraph Cottage is a detached cottage with an outbuilding classed as a workshop / studio.

The property sits in open countryside within the Blackdown Hills area of Outstanding Natural beauty.

The property is not listed or within a Conservation area.

Proposal:

The proposal is for change of use of the existing workshop / studio into holiday let accommodation.

No external changes to the workshop / studio are proposed.

It is proposed to form a new vehicular access as shown on the application site plan.

Setting:

The property sits alongside Stockland Hill road, in open countryside towards the north western edge of the parish of Dalwood.

Telegraph Cottage sits fronting the highway. The existing workshop / studio sits further back to the north of Telegraph Cottage.

Design:

The proposed vehicular access is proposed at the point where a historic track that ran alongside the northern boundary of the property meets the road. This feature is still present on current OS mapping. As a result there is no Devon Bank at the proposed access point and no established trees.

EAST DEVON DISTRICT COUNCIL ECONOMY			
- 4 JAN 2022			
ACK	CIRC	SEEN	FILE

Access:

It is proposed to form separate vehicular access to the holiday let with associated parking provision for two cars. This will provide privacy for both the users of the holiday let and the owners of Telegraph Cottage.

The new vehicular access will have good visibility for exiting the property with better line of sight than the current driveway.

Given the greater set back of the workshop / studio from the road, there are none of the space limitations relating to turning circles or the provision of dedicated parking spaces that would exist at the current entrance in front of Telegraph Cottage. As a result it would be possible to carry out all works in compliance with published Highway recommendations.

Planning History:

An application for a similar change of use was approved in 2009 although not carried out.

The main difference with this application is the addition of the vehicular access.

Photos:



View along line of former track towards point of proposed vehicular access



View towards Telegraph Cottage



Existing workshop / studio



Position of proposed vehicular access

Note temporary access used to gain access for excavator carrying out preparatory work on heating system for the cottage



View north from proposed vehicular access



View south from proposed vehicular access
Existing access to Telegraph Cottage on right hand side