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 eastdevon.gov.uk/planning
 Blackdown House, Border Road,
 Heathpark Industrial Estate,
 Honiton, EX14 1EJ

**For office
 use only**

Application no.

Date received

Fee received

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Copplestone Cottage

Address Line 1

Copplestone Lane

Address Line 2

Address Line 3

Devon

Town/city

Colaton Raleigh

Postcode

EX10 0HW

Description of site location must be completed if postcode is not known:

Easting (x)

307451

Northing (y)

87531

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Has the work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

2152.49	Cubic metres
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What is the volume of the part to be demolished?

101.62	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1975

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

20th Century extensions to the East and late Victorian shed to the north
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The entire property needs to be brought up to date. The extensions to be removed are poorly constructed and of low thermal value. The revised layout provides better circulation within the house and provide another living room and better (more thermally efficient) entry and service rooms.
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

2376-EX01 - Existing Plans
2376-EX02 - Existing Elevations
2376-P01 - Proposed Plans
2376-P02 - Proposed Elevations

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Rough Cast Render Masonry Walls

Proposed materials and finishes:

Lime based rough cast render masonry walls

Type:

Roof covering

Existing materials and finishes:

Main roof - Thatch Secondary roofs - manmade and natural slate Carport Roof - Polycarbonate

Proposed materials and finishes:

Main Roof - Thatch to be maintained Extension Roof - part metal sheeting (zinc coloured), part flat roof single ply membrane with paving slabs over Carport roof - Natural Slate

Type:

Chimney

Existing materials and finishes:

Three existing Chimneys - Rendered and brick with chimney pots

Proposed materials and finishes:

Three existing chimneys - unchanged New Flue for woodburner - Black finished stainless steel.

Type:

Windows

Existing materials and finishes:

Softwood painted single glazed windows

Proposed materials and finishes:

Hardwood painted double glazed windows

Type:

External doors

Existing materials and finishes:

Softwood Painted

Proposed materials and finishes:

Hardwood Painted Double glazed

Type:

Ceilings

Existing materials and finishes:

painted plasterboard

Proposed materials and finishes:

painted plasterboard

Type:

Internal walls

Existing materials and finishes:

Part rendered masonry and part plasterboard on timber studs

Proposed materials and finishes:

Part rendered masonry and part plasterboard on timber studs

Type:

Floors

Existing materials and finishes:

Ground floor - tiled First Floor - Timber

Proposed materials and finishes:

Ground Floor - tiled with stone or quarry tile First floor - Timber as existing.

Type:

Internal doors

Existing materials and finishes:

Part Timber Plank Doors, Part 4 panel timber doors

Proposed materials and finishes:

Part Timber Plank Doors, part timber 4 panel doors

Type:

Rainwater goods

Existing materials and finishes:

Plastic rainwater goods

Proposed materials and finishes:

Galvanised metal rainwater goods

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Hedging and Fencing to remain unchanged

Proposed materials and finishes:

Hedging and Fencing to remain unchanged

Type:

Vehicle access and hard standing

Existing materials and finishes:

concrete, tarmac and gravel

Proposed materials and finishes:

tarmac to gate, brushed concrete exposed gravel drive, concrete in garage.

Type:

Lighting

Existing materials and finishes:

Mix of LED spotlights and incandescent lights

Proposed materials and finishes:

LED downlights and eaves lighting

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

2376-LP - Location Plan
2376-SP - Site Plan
2376-BP - Block Plan
2376-EX01 - Existing Plans
2376-EX02 - Existing Elevations
2376-P01 - Proposed Plans
2376-P02 - Proposed Elevations
2376 - Design and Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

At present there is space for one car in the carport, one on the drive. The proposed layout creates two spaces in the garage, and one on the drive. There is also space on the bellmouth.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Malcolm

Surname

Ness

Declaration Date

05/09/2022

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Malcolm Ness

Date

05/09/2022