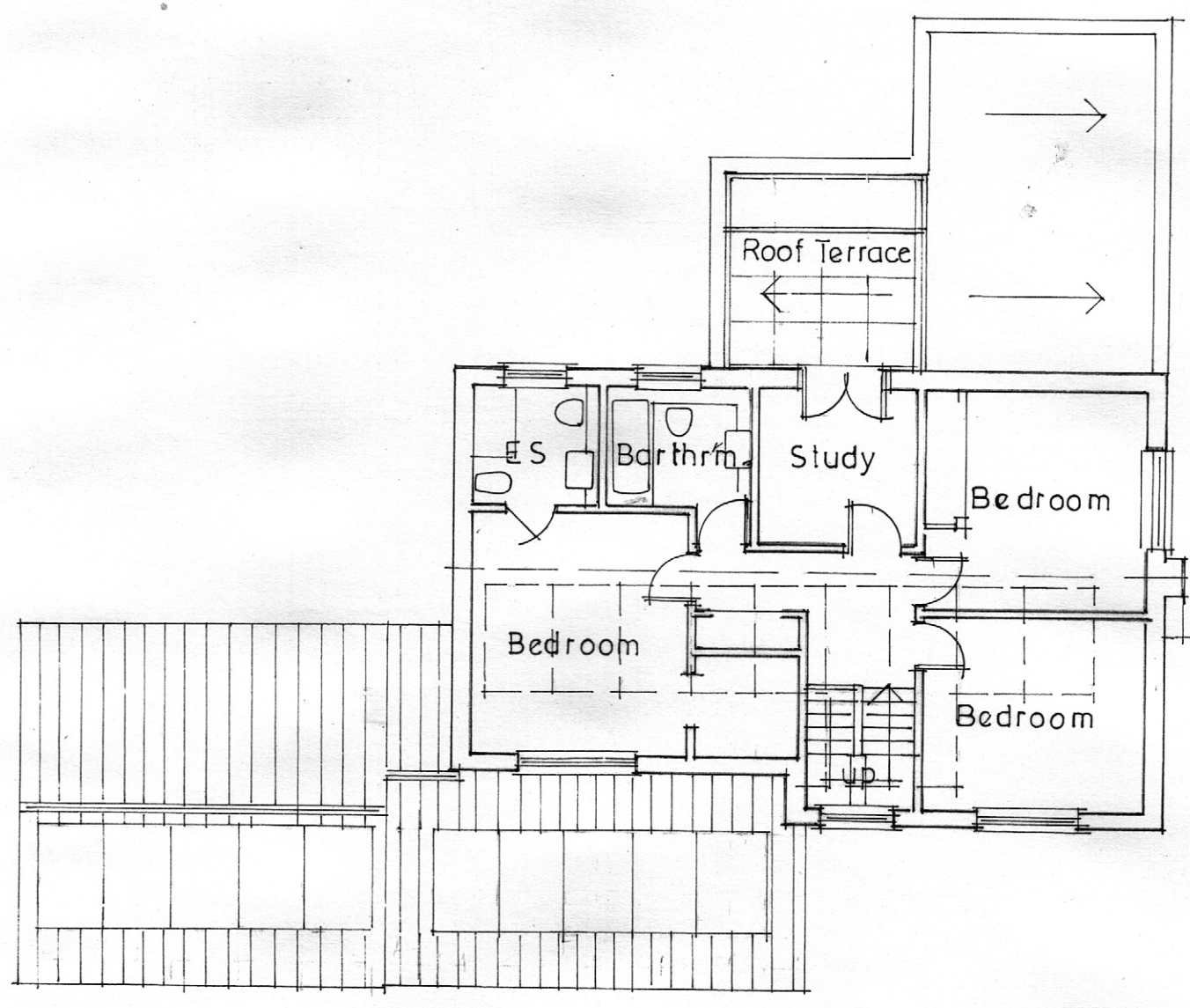


SITE LAYOUT 1:500

GROUND FLOOR



FIRST FLOOR

Design Statement The Sheriff's

'The Sheriff's' is a detached dwelling with three bedrooms, a first floor study, a south facing rear garden with conservatory and a driveway and front parking off the road from Jacks House to Knowle Cross. The garage has been converted into offices to allow home working.

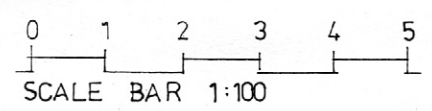
This application is to allow the replacement of the existing rear conservatory to a more useable Family Garden Room as the conservatory suffers from coldness in winter and heat in the summer.

The design is kept as a flat roof to allow the study to have access to a roof terrace. The only adjoining neighbour, High Swainstone, has been consulted and has not raised any objections. The external materials will match those of the original house.

External walls - Textured render painted white
Windows/Doors - Casement Upvc white

The energy crisis and the desire to reduce the running cost of the dwelling has prompted the inclusion of a request for sola panels on the southern elevations pitched roofs.

There will be no changes to the access and front parking



Proposed Removal of Existing Conservatory and Construction of Single Storey Rear Extension + Sola panels on south roof

The Sherriffs,
Common Road, Smeatharpe,
Devon EX144SR

DESIGN STATEMENT + PROPOSED PLANS

Drwg No RB/MDDC/ **P3**
scale 1:100 @A3
April 2023

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