



Mid Devon District Council
Development Management,
Phoenix house,
Tiverton,
EX16 6PP

9th August 2023

Dear Sir/Madam

Erection of Oak Framed Orangery following removal of existing porch at Higher Claw, Pennymoor, EX16 8LX

Please find enclosed a householder planning application for the above proposed development. The application includes the following documents/plans:

- Completed planning application forms;
- Completed ownership certificates;
- Red Lined Location Plan at 1:1250 @a3 (drg. 60778/01);
- Existing Block Plan at 1:500 @a4 (drg. 60778/02);
- Proposed Block Plan at 1:500 @a4 (drg. 60778/03);
- Existing Elevations and Floor Plan at 1:100 @a3 (drg. 60778/04);
- Existing Roof Plan at 1:100 @a3 (drg. 60778/05);
- Proposed Elevations and Floor Plan at 1:100 @a3 (drg. 60778/06);
- Proposed Roof Plan at 1:100 @a3 (drg. 60778/07);
- CIL Additional Information Assessment;
- Wildlife and Geology Trigger Table

The planning fee will be paid directly via the Planning Portal.

The proposal put forward seeks permission for the erection of an Oak Framed Orangery to the rear of Higher Claw, along the SW facing elevation. As part of the proposal, the existing porch is to be removed.

The property in question already has planning permission for an extension upon this elevation, with application number: 22/01436/HOUSE approved in September 2022.

The proposal put forward would be 4.2m x 5.2m and would feature a flat roof, with a glazed roof lantern.

I trust that you have all the required information to review and validate this application. However, if you do require further documentation, please do not hesitate to contact myself.

Yours Faithfully,

[Redacted Signature]

Planner for Prime Oak

Manufacturers of Quality
TRADITIONAL OAK FRAMED BUILDINGS

Prime Oak, The Millworks, Heath Mill Road, Wombourne, South Staffordshire, WV5 8AP Tel: [Redacted]

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