

Planning East Team
East Devon District Council
Council Offices
Blackdown House
Honiton,
Devon
EX14 1EJ

9th October 2023

Dear Planning team,

Description: Ground floor extension and terrace above
Applicant: Dr & Mrs Dean
Address: Orchard Cottage, Lyme Road, Uplyme. DT7 3TJ

Please find enclosed a householder planning application in respect of the above for Dr & Mrs Dean. The application is accompanied by drawings and supporting documents, which include the contents of this letter.

The application seeks approval for a ground floor extension and terrace above at Orchard Cottage, Uplyme.

The ground floor extension is proposed to extend 3m from the existing wall to provide a better and more spacious kitchen and lounge room. The area above it proposed to provide a terrace with a dormer roof extension to provide more useable space in the bedrooms and access to the terrace.

The extension will be finished with reconstituted stone and white render, to match the existing. The dormer roof will have a fibreglass or EPDM finish, grey in colour. The sides of the dormer would have timber cladding and the doors and windows would be upvc, white in colour to match the existing property.

There are examples and precedent has been set with similar terraces and balconies within the local vicinity, notably at Leacroft, Tappers Knapp (07/2206) and more recently at AYOT, Gore Lane (15/2285) where both were granted permission.

We trust that the enclosed documentation, application, and drawings contain the information required to support this application.

Should you have any questions, please feel free to contact me.

Yours sincerely,

Sebastian Cope BSc

Appendix A: Photos of the property



Front elevation (no changes)



Rear elevation (where proposed ground floor extension with terrace above)



View from Velux window in the existing bedroom



View from Velux window in the other existing bedroom