

Revision D
Client – Ms H Walker
Hele View, Clayhanger, EX16 7NZ

This application is for an amended design to supersede application No 22/00414/FUL, which was approved 22/07/22, and minor amendment 23/00672/NMA. There are only two changes from the approved application, which is the relocation of an attenuation pond to the South of the existing property and the replacement of Corten cladding with Copper cladding.

The attenuation pond needs to be situated lower than the buildings, but with limited space between the original building and the original ownership boundary it was positioned closer to the dwelling than the applicant wanted (see approved drawing 22127-01-P02).

Following the planning stage the applicant was presented with an opportunity to purchase the land around the original application site. By obtaining the additional land the applicant would like to move the attenuation pond further to the South, further away from the building as per the revised documents listed below.

The applicant has found it impossible to find a cladding subcontractor, within the South West, who is able to supply and fit Corten cladding. As an alternative it is proposed that Copper cladding is used. Shortly after installation the Copper finish will dull down to a variegated and muted colour as it weathers (see image below). It will provide the same contemporary and complimentary finish as Corten, acting as a sympathetic contrast to the reclaimed cladding.



Image 1 – example of copper cladding following a short weathering period

Drawings / Documents revised from applications No 22/00414/FUL and 23/00672/NMA
A1423 21 Site location plan Rev A
A1423 21 P01 Rev B – Proposed plans and elevations
A1423 21 P02 Rev B – Proposed roof plans and elevations
A1423 21 P04 Rev A – Site Block Plan
22127-01-P09 – Drainage layout

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Ref : A1423/APG

Wayside
West Charleton
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TQ7 2AJ

Planning Statement for Pre-App Proposals at: -

Hele View
Clayhanger
EX16 7NZ

For: -

Ms H. Walker [Applicant]

Site characteristics and Context: -

Mid Devon District Council granted a change of use prior approval for the principle building to be a dwelling under Class Q, reference 20/00599/PNCOU on the 10th of June 2020. A second application for change of use of part of the land to domestic garden and the two outbuildings for ancillary residential use was granted by Mid Devon District Council on the 10th of June 2020, reference 20/00607/FUL. The combined permissions essentially permit the structure to be once again used as a private residence together with the immediate curtilage 0.2 acres.

The low profile buildings have been carefully sited on a south facing slope adjacent to a [now grown out] north-south hedge bank with mature Beech and Oak trees with occasional Hazel and Hawthorn that provides shelter from the prevailing westerly winds and exposure associated with an existence at this contour.

Significance

The proposal site is an early example of an extended inter-war chalet style single storey dwelling with associated wash house and workshop / store that has been in agricultural use. It has been identified by the Local Authority as a Non Designated Heritage Asset being of Architectural, Historic and Local Interest. The applicant is keen not to erode or diminish this over-arching status whilst trying to balance the need to improve elements to cope with climate change.

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The dwelling is sheathed in galvanised sheeting and a simple profiled sheet lean-to extension has also been added in the past to rear north elevation to provide basic sanitary facilities.

Outbuildings are of simple post and truss frame construction with roofs and walls in profiled sheeting. These buildings are in need of attention and are situated under the tree canopy. Replacement / repositioning may be entirely appropriate to protect the sites natural assets.

Relevant Policies: -

District & County and NPPF policies.

Objectives: -

1. To improve the building on a fabric first approach negating the need for space heating in this challenging environment.
2. To minimise energy use.
3. To recognise the building for what it is and work in harmony with the landscape - not to fight it.
4. To improve efficiency of space, circulation, position, and orientation.
5. To deploy solar renewables for electricity and direct hot water.
6. To capture rainwater for reuse.
7. To use natural ventilation and shading.
8. To deploy patinated materials to complement the approved dwelling and the exposed environment and also to reduce prominence.
9. To protect and reinforce the core Non Designated Heritage Asset.
10. To perhaps deploy a low key functional contemporary style for new work to further expose and reinforce the historic and architectural interest of the core dwelling and minimise prominence in the landscape.
11. To sensitively maintain the transition between the domestic areas and open countryside and manage the trees and vegetation forming immediate setting.
12. To remove service poles and unnecessary / obsolete above ground infrastructure.

The applicant has acquired the property and is committed to ensure that the unique spirit, character, and sense of place of Hele View is retained, whilst also ensuring the development is as sustainable as possible in construction and in use and provides a durable home for life without detracting from the simple style, open countryside setting, context, atmosphere of the location and wider landscape.

Consultation

These proposals have been submitted for pre-application consultation with Local Planning Authority Planning and Heritage Officers to collaboratively develop a scheme that enhances the significance of the core building, integrates the outbuildings, and provides a light touch response with a view to submitting a thoroughly considered and fully detailed planning application to draw all the individual elements into one coherent design response.

Further notes following Local Authority consultation / consideration: -

The proposed contemporary styled annexe to replace the washroom is acceptable and remains ancillary to the host dwelling.

The modifications to the existing core building including replacement of the rear lean-to is acceptable.

The ground mounted Solar Array is acceptable.

Retention of the north-south tree belt.

Nominal increase in domestic curtilage is acceptable.

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These proposals should be supported at Officer level.

Action: -
February 2022

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