

## **PERADON FARM, CLYST HYDON, DEVON EX15 2NG**

Replacement of Agricultural Barn with Residential Approval Ref 23/2798/PDQ with 1 Residential Dwelling.

### **Design Access Statement**

#### **The Site**

The site is part of Peradon Farm, an existing agricultural holding. The barn has been used for agricultural purposes since its construction in the 1960s.

#### **Planning History**

Consent for conversion to a dwelling house was granted in 2023, ref 22/2798/PDQ

#### **Proposal**

To replace the existing barn with 1 traditionally designed, residential dwelling on the same site, not exceeding the floorspace currently approved.

#### **Access**

As previous PDQ approval.

#### **Landscape**

As previous PDQ approval.

#### **Contamination**

As previous PDQ approval.

#### **Noise**

As previous PDQ approval.

#### **Ecology and Habitats**

Report included.

#### **Tree Survey**

Survey Included

#### **Pebblebeds Designation**

Agreement included

#### **Planning Policy**

As shown by the approval for 18/2007/FUL, East Devon District Council has accepted the precedent of Mansell v Tonbridge Mallings BC which determined that the existence of Permitted Development Rights for the creation of a dwelling was a fall-back position establishing a deemed existing residential use.

In previous conversations with Gavin Spiller from EDDC it was confirmed that EDDC would look favourably on new dwellings replacing the current barn with approval, subject to the following three factors:

- 1) The design was in keeping with the local area – we have chosen a traditional design, which will comply with this.
- 2) The new dwelling should sit as closely as reasonably possible on the site of the existing barn, although it doesn't have to sit on it precisely – this is the case.
- 3) The floorspace should not exceed the area of the floorspace of the approved barn. The existing floorspace is 224m/sq. The proposed design is 224m/sq.

### **Community Infrastructure Levy (CIL)**

A CIL form has been completed as part of this application.

### **Proposed Replacement Dwelling Design**

The proposal was for a traditional two-storey building, comprising slate roof, with timber clad elevations, windows and doors would be wood-effect UPVC. This design will be in keeping with Peradon Farmhouse, Peradon Cottages, the Deer Den and the red brick barns at Peradon Farm, as well as many other dwelling-houses in the area.

We intend to keep the same site and access design as the approved PDQ.

### **Conclusion**

In conclusion, the proposal for a replacement dwelling is in compliance with EDDC policies on the basis of the case law fall-back position.

The proposed replacement design is in keeping with the local area. The design represents a significant improvement aesthetically on the existing approved design because we are not tied to the restrictions that apply when converting an existing building.

Therefore, given the above factors, we trust that EDDC will grant approval for this application.