

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

4th January 2024

Dear Planning team,

Description: Roof alterations and two storey rear extension
Applicant: Mr & Mrs Wallis
Address: Old Orchard, Whalley Lane, Uplyme. DT7 3UP

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

The application seeks approval for an raising the existing roof and adding a two-storey extension to the rear of Old Orchard on Whalley Lane, Uplyme. Like most properties to the northern end of Whalley lane, it is a detached property with a front and back garden, Old Orchard has a separate garage building to the rear. The property is located within East Devon's National Landscape. The nearest listed building is Elton, a grade II listed property on Lyme Road, which will not be affected by these proposals.

The site is located in flood zone 1, which is land with a low probability of flooding from rivers and sea. There are no significant trees nearby that could be affected by this.

Proposal in detail

The existing dwelling alterations involves raising the ridge of the roof by approximately 450mm, removing the existing dormer windows, raising the eaves by approximately 2m and changing the roof pitch. In addition, a two-storey extension would be added to the rear of the property which would extend 4m from the existing wall. The extension would provide additional room on the ground floor to create a better space for the kitchen and dining area with better access to the garden. The enlarged first floor would provide two additional bedrooms and an extra bathroom for the growing family who are in desperate need of the space. The Wallis family live and work locally and have found their home that they are looking to extend with the hope that this will be where they will stay for the foreseeable future.

The building currently has a white render finish which would be replicated on the additional walls added, the existing roof is a terracotta tile, and the applicants would be keen to replace this for a slate roof similar to a number of neighbouring properties. The existing windows and doors are timber, stained dark brown and it would be preferable to upgrade these to more thermally efficient upvc windows and doors, anthracite grey in colour.

The design of the building is such to be considerate to the neighbouring properties and provide a home that will assimilate other properties in the local vicinity.

The existing car parking arrangements will not change by these proposals.

Previous planning history

91/P0728: Detached Bungalow	Status: Approval
89/P1059: One House	Status: Approval

The planning history was to build a new dwelling to the north in the garden of Old Orchard, there has been support from East Devon District Council for various types of extensions and development along Whalley lane including both immediate neighbours to the north and south, and most recently with the construction of two sizeable modern semi-detached properties opposite. It is preferable for extensions to be subordinate to the existing property which the extension would be once the existing roof is raised. Precedent of raising the roof of an existing dwelling recently received EDDC support, application reference: 22/1128/FUL.

Relevant planning policies

Adopted East Devon Local Plan (2013 – 2031)
Strategy 6: Development within Built-Up Area Boundaries
Strategy 27: Development at the Small Town and Larger Villages
Strategy 46: Landscape Conservation and Enhancement and AONBs
Policy D1: Design and Local Distinctiveness

Uplyme Neighbourhood Plan (2017 – 2031)

Policy UHG1: Built-up Area Boundary
Policy UEN1: Historic Character
Policy UEN2: General Design
Policy UEN3: Scale

The property is within the built-up area boundary of Uplyme, the proposed design is not of an excessive scale with the ridge level of the roof raising by less than 50cm. Rear and side extensions are synonymous for older properties like this to allow the owners to develop and provide additional space for their families. The design has been considerate to neighbouring properties and proposed plans have been discussed with these neighbours. The proposed development is supported by the Uplyme plan and the East Devon Local Plan

A bat survey has been conducted and the report concludes that there was no evidence of bats.

The extension would be directly behind the house so it would not block the current views of the neighbours as their properties are elevated due to the local topography.

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