
Planning Support Document

Householder Application

Extensions at Rainbow's End, Morchard Bishop

Version - 16 January 2024



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Householder Application & Conservation Area Consent For Demolition and Extensions

Tuesday, 16 January 2024

Mid Devon District Council
Development Control
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Dear Sirs,

RE: PROPOSALS FOR EXTENSIONS AT:

RAINBOW'S END - MORCHARD BISHOP - CREDITON - EX17 6NR

Design Brief

To provide specialised disabled persons accommodation within the home.

The applicant's aunt, Daphne, needs special home care as she is diagnosed schizophrenic with mobility issues. The proposal for use of the downstairs from room as Daphne's bedroom with disability access to her bedroom and private wet-room washing and wc facilities en-suite. Daphne is a wheelchair user.

The attic conversion is to provide discrete accommodation for Daphne's full time carer.

The aim of the attic conversion is to avoid overlooking and over-bearing of neighbouring properties whilst retaining the family home. Note that the property to the north of Rainbow's End is at a much lower elevation than the application site and as a consequence the north attic windows have an outlook to the distant views and do not look into the property below. See Appendix photograph below.

Appearance

The materials used in the design are: Walls: as existing; Roof: concrete tile, as existing; Windows and doors: uPVC to match existing; Keylite conservation type roof light; For design details see architect's application drawings.

Means of access

The pedestrian access to the dwelling is from the highway and vehicular is via an existing track to a parking area and garage. See architect's application drawings.

Landscaping

Landscaping is as existing.

Layout

The layout creates a ground floor bedroom and disabled persons washing and toilet facilities whilst retaining the first floor bedrooms and creating the carer's accommodation in the attic conversion. See architect's application drawings.

Scale

The scale of the development is consistent with the plot size.

Stephen Hargreaves
BA, Dip Arch, RIBA

Appendix:

View from Fore Street showing relative heights of Rainbow's End to properties to the north.

