

24th January 2024

Ref: 01426/222/001/240124

East Devon DC

Central Planning Dept.

By Email

Dear Sirs,

Re: Planning Application for a replacement dwelling at June Cottage, Hillside Road, Sidmouth, EX10 8JG.

We write as agents for the above planning application on behalf of our client (and applicant) Mr & Mrs Jones. The purpose of this letter is to support the application for Planning Approval for a replacement dwelling at the above property.

The application property is a modest single-storey detached dwelling. It is located close to the town centre of Sidmouth, East Devon, and within the Sidmouth Sid Vale Conservation Area. The application property is not Listed.

An application was approved in 2023 for an extension and refurbishment of June Cottage under approval no. 23/0764/FUL. This permission was implemented in late 2023 with works beginning on site to construct the rear extension. Photos can be seen in the submitted Design & Access Statement.

During construction works to refurbish the existing cottage, it was discovered that the existing footings for both the internal and external walls, and the internal load-bearing walls were sub-standard and unable to carry any additional loads. It was decided that works should stop whilst advice was taken from the structural engineer employed for the project.

It was concluded that the existing footings and loadbearing walls were not capable of accepting the structural loads required to implement the works. This process included investigating options to strengthen the existing loadbearing walls. However, it was concluded that the only economical solution was to demolish the existing structure, and rebuild the existing cottage to the same 'approved' design with new foundations, new external walls, and new roof construction.

As can be seen on the applications drawings, the proposed replacement cottage is to be of the same size, layout, and external appearance as the original cottage approved under application 23/0764/FUL. The impact on the surrounding conservation area will therefore be no different from the current extant permission.

In conclusion, construction works have currently stopped on the site whilst this application is processed. We trust this letter provides a helpful background to the current application. If you require any further information or clarifications please do not hesitate to contact us.

Yours Sincerely,

Christopher Mead Architect - BA(Hons), Dip Arch, ARB, RIBA

For and on behalf of West Three Architects Ltd