Planning Changes to Approval - 21/1826/FUL

01 – ADDRESS OF SITE:

Bay View
Highcliffe Close
Seaton
Devon
EX12 2QA

02 – EXISTING SITE:

The existing property has now been partially demolished, with the work progressing under the Planning Approval Ref: 21/1826/FUL.

03 – REASON FOR THIS APPLICATION:

An application was made for 'Non-Material' Amendments to address some of the concerns raised at the original planning stage and after some time of reflection by the applicant.
This was refused as the changes were not considered 'minor', and a 'Householder' type application was required.

04 – PROPOSED WORKS:

As detailed within the drawing pack ref: 1283-R10_Proposed-Sheets-011-to-018

05 – DESIGN, FORM AND MASS INCLUDING MATERIAL SELECTION:

Following a review of the initial Planning Approval; during the construction detailing phase and considering energy costs and the 'climate emergency', it was proposed to review and incorporate measures to 'future proof' the dwelling for the foreseeable future.
Addressing some of the concerns raised at the original planning application stage was also seen as appropriate.

The applicant believes the re-designed proposed scheme is more in keeping with and respectful of the area's characteristics, the large glazed angled wall has been removed and external walls will be render finished with the roof being traditional tiles to the pitched areas and surrounding the Solar PV.
The area of fenestration has been reduced and designed to be in keeping with other buildings in Seaton benefitting from coastal views. The reduction in area is also anticipated to address the concerns for overlooking and the possibility of light pollution.

The design now generally uses the existing footprint and structure of the original property with a single-storey rear extension and the only extension to the front being formally approved as the entrance.

The main entrance will remain more central to minimise the loss of privacy to neighbouring houses and the front will have a raised access and sitting area whilst allowing a drive for a minimum of 3-4 cars.

The existing poorly insulated PVCu conservatories at the front are proposed to be rebuilt to the latest standards.

The floor area of the balconies has been greatly reduced. Privacy screening has been detailed to address the overlooking concerns, with privacy glazing to first-floor side windows.

The shallow roof with a 'Vaulted Ceiling' has been designed to match the more classical architecture of the area and orientated to maximize the southerly surface area of the roof for solar power generation.
The proposed roof ridge has been raised by less than one-storey height above the original bungalow ridge and is no higher than the existing approved scheme.

The main changes address the Environmental Impact and Climate Emergency concerns.

- The roof has been reorientated to allow for a large Solar P.V. Array to be incorporated, which is proposed to generate more than 10KW/Hour and run an Air Source Heat Pump for the primary heating during winter months whilst providing much of the proposed electricity use during daylight hours.

- Fenestration is positioned to use 'solar gain', especially during winter when the sun is lower and allows for overheating in summer months through 'purge' ventilation.

- The floors of the existing bungalow have been fully removed and a highly insulated solid floor incorporating underfloor heating, suitable for heating at lower temperature from an air source heat pump is proposed.

- The existing poor-performing structure and junctions proposed in the original scheme have been re-designed to raise and improve the thermal integrity of the dwelling. All walls and roofs will be insulated to the latest Building Regulations standards to reduce carbon emissions.

07 – PHOTOS OF EXISTING:

Photo Position	
Front showing the working area covered to allow continuity of work	
Inside, showing the extent of removed floors and roof	

PWS Plans
Survey & Architectural

Party Wall Surveying Limited
9 Wessiters . Seaton . Devon . EX12 2PW . **email** ads@pws-plans.com

Inside, to the rear

New works are underway at the rear.

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