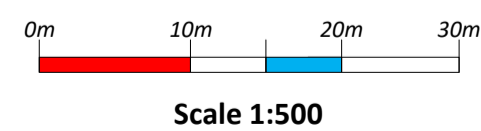


Block Plan - Proposed



The plan shows the floor plan of the proposed conversion of the building within the context of the site. There is mature vegetation on the roadside boundary which will be retained, and forms an effective visual screen.

There is sufficient space available to providing parking in accordance with Policy DM5 of the Mid Devon Local Plan. However, the end user only requires 4 spaces for employees. In total therefore 5 parking spaces are proposed, two motorcycle spaces, covered area for bicycles, an EV charging point, and a space for a single van. This is sufficient to meet the needs of the business.

Some additional planting to screen the site is shown to the south of the existing hardstanding, and hedging around the proposed parking to the east of the building.

The recommendations of the Ecological Survey (SWE 977) will be delivered in full: 2 bat boxes on the south or east facing elevation under the roof eaves; 2 Vivara Pro Woodstone House Sparrow Nest Boxes on the north or east elevation in a high position; 1 Little Owl Apex Nest Box on a mature tree (to the northeast of the building) at least 3m from ground level.

James Planning & Development Services Ltd



Client: Ms L Persey

Site Address: Venn View Barn, Chains Road, Sampford Peverell, Devon

Proposal: Conversion of Agricultural Building to B2 Business Use

Title: Proposed Block/Site Plan

Scale: 1:500 at A2

Drawn By: BHJ

Date: 21/02/24

Job No.	Dwg No.	Rev:
LP/VVB/CoU/1	PRO-BLOCKPLN	A