

Statement in support of Planning Application 3815/23/FUL **Replacement dwelling at Ashcroft, Herbert Road**

Presented to Salcombe Town Council during their Open Forum – 20.12.23

Introduction – presented by the applicant

1. Simon & Jane Clutterbuck, the applicants, have a long history in Salcombe, Jane having been coming to the town for over 40 years
2. They have had a home in Coronation Road for many years
3. Now want to make Salcombe their permanent home and become part of the community they have grown to love, and need a suitable family home for the future

The Proposal – presented by Andrew Lethbridge of ALA (the Agent)

1. This Application is subsequent to refusal of a previous application which was dismissed at Appeal by the Planning Inspectorate on 26th June 2023, the reason for refusal being the inappropriate impact that a proposal for a contemporary dwelling would have on the street scene.
2. Other objections to the previous proposal were not considered to be reasons for refusal by either SHDC Planning Officers or the Appeal Inspector.
3. We have worked hard with our design team to address the feedback provided by the Appeal Inspector in his decision notice.
4. This revised proposal is for a traditional dwelling, that blends harmoniously with neighbouring properties and the overall street scene in Herbert Road, and which is moved back from the highway boundary to provide useable off road parking

5. The design includes a traditional slate roof **with a ridge line no higher than that of the existing dwelling**, and includes external wall finishes such as natural stone, weathered timber cladding, and painted render, but the final choice of finishes could be subject to final discussion/agreement with S.H.D.C. Planning Officers.
6. Balconies are removed from the rear elevation, and the upper floor plan is reduced so that the rear of the building is in line with adjacent properties and features lower floor extensions, similar to adjacent dwellings.
7. The rationale behind the amended design, and why the design team are confident that the proposal complies with National & Local Planning Policy, including the Adopted Salcombe Neighbourhood Plan, is explained in detail in the Planning Statement provided by Taylor-Whitehouse Planning Ltd., which is included in the planning application.
8. The concept of a replacement dwelling was accepted in the previous planning application and the subsequent Appeal Decision, and this approach results in many planning gains:
 - a. The replacement dwelling will address the sustainability & biodiversity ambitions in Policy Dev32 of the Plymouth & South West Devon Joint Local Plan (JLP), & recommendations published in support of the Local Authority's Climate Emergency declaration – see list below.
 - b. In addition, the applicant has purchased a substantial block of Carbon Credits that will be used to plant 90 indigenous trees in appropriate locations in the South-West of England.
 - c. The principal floor level of the building is raised to provide inclusive access into and around the building from the highway and parking area.
 - d. Parking spaces are provided for two vehicles and a small boat trailer, in addition to the garage space, by moving the proposed dwelling back from the highway to suit current recommended parking dimensions and inclusive access.

- e. The house is separated from the adjacent dwelling, Fiddlers Green, creating detached dwellings that are more consistent with Herbert Road, and will provide improved public views through the gap that is created from Herbert Road across to the East Portlemouth Peninsula.
- f. The Existing boundary treatment is retained, as is the mature tree on the highway verge.

Conclusion – presented by Andrew Lethbridge of ALA (the Agent)

- 1. In conclusion, we hope that Cllrs will feel able to support this thoughtful, well considered proposal which we feel fully addresses the reason for refusal of the previous planning application.

Sustainability & biodiversity measures, as referred to in 8a above – not presented during the Open Forum but were available if questions were asked by Cllrs.

- a. Materials from demolition of the existing building will be recycled, and all building materials will be locally sourced wherever possible.
- b. Levels of thermal performance for all elements of structure and air tightness of the building will be in excess of current Building Regulation requirements.
- c. Sophisticated plumbing, heating and ventilation installations, including underfloor heating, MVHR installations, an air source heat pump, PV panels and battery storage.
- d. Biodiversity gains through the installation of bat & bird boxes, bee bricks and a specifically designed garden/landscaping scheme to attract pollinators, invertebrates etc. all in accordance with the recommendations of the Project Ecologist.
- e. Surface water disposal in accordance with a specially designed SUDS scheme (sustainable drainage scheme) produced by specialist consulting engineers.
- f. All internal lighting will be low energy, and external lighting will be minimised, and in accordance with the recommendations of the Project Ecologist.
- g. An EV charging point will be provided.