

Firstly, thank you for the opportunity to address the Committee and also that you are considering again our planning application.

There appears to have been a fair bit of misinformation relating to our application, both by various organisations and in the press, and for the record we are not Americans, nor property developers, as previously stated by some.

I hope that I can clarify some of the points previously raised and hopefully the document, drawings, and images I emailed a couple of weeks ago helps in this aim. But to stress, we are not presenting anything different to the application, maybe just presenting it in a different way

A quick overview:

We purchased Sheerwater on the first day of the second lockdown, having only had the opportunity to view it for 15 minutes before making that purchase decision.

It is a substantial property with 8 bedrooms, 9 bathrooms, and is set over 16 internal levels. Built in the '50s it has been added to many times, which probably contributes to the incoherent layout of rooms and levels.

It is highly energy in-efficient, leaks, has three boilers (although only 1 works), and many of the double glazed window units have failed.

We have looked at many options to make the building fit for the 21st century and beyond, with a more maintainable and energy efficient building, which is importantly not over 16 different levels. Fundamentally, we just want to build a permanent family home that can be lived in and enjoyed.

This is a revised planning application and, despite what you might think, we have listened to the feedback from the first application. A 5th level has been removed, the garage development has been removed, and we have increased the 'green' area of the site. There were comments made in review of the first application that we feel were incorrect, so not all of these observations have been actioned.

I trust that you will ask for clarification as required, but some specific points that we feel are important:

The current building is over 4 floors (not 2 as reported), as is the proposed building. The proposed building is about 2ft higher, but this does not impact the view from Devon Road

Width has been raised as an issue, but the proposal is for a building 7ft narrower on the living level and 2ft wider on the bedroom level

Floor area is bigger on the living level (by building into the hill), but smaller on the bedroom level

The site layout allows for 'green' area greater than existing

We note that glazing and render areas have been specifically highlighted and make two comparisons:

- Render area – Within 2.5% of existing
- Glazed area – within 3.5% of existing

Finally, I would very much draw your attention the views from East Portlemouth (pages 5,6,7 in the pack). All the permanent residents of Salcombe we have spoken to feel that the proposed building is less prominent than the existing property, especially as the eye is drawn to the building above Sheerwater and Spion Lodge.

Hopefully food for thought