

Statement in support of Planning Application – 0146/24/HHO

Refurbishment and Alterations to Dwelling at Sunrising, Allenhayes Road, Salcombe

1. This Application is subsequent to the purchase of the property by the Applicants in July 2023
2. At the time of the purchase the building was uninhabitable : it had been empty for around two years, and had been gradually worked on by the previous owner, but was still very much a ‘work in progress’
3. The Applicant’s ambition is to refurbish the entire building and its surroundings, and carry out alterations to make it more suitable for use as their family home
4. We have worked hard with our design team to meet their brief in a manner that we feel responds to the history of the building, and respects its prominent position in the Salcombe Conservation Area
5. Previous alterations to the building have resulted in an unattractive main elevation, and we feel that our scheme, with symmetrical fenestration and a pair of more attractive dormers with detailing similar to the original building which match gables and dormers on many residential units throughout this area of Salcombe, represents a substantial improvement to this prominent elevation
6. Parking spaces continue to be provided for four vehicles in addition to the garage space
7. There is no increase in the number of bedrooms in the property
8. The proposed refurbishment will address the Sustainability Ambitions in Policy Dev32 of the JLP, and recommendations published in support of the S.H.D.C. Climate Emergency declaration.
9. Sustainability Measures included in the design are as follows:
 - a. Levels of thermal performance for all elements of structure will be upgraded to current Building Regulation requirements.
 - b. Sophisticated plumbing, heating and ventilation systems will be installed, including underfloor heating, MVHR, air source heat pumps, PV panels and battery storage
 - c. There will be biodiversity gains through the installation of bat & bird boxes in accordance with the recommendations of the Project Ecologist
 - d. Surface water disposal will be upgraded through the use of porous drive/ parking surfaces and drainage channels to prevent run off onto the highway
 - e. All internal lighting will be low energy
 - f. External lighting will be minimised, and in accordance with the recommendations of the Project Ecologist
 - g. An EV charging point will be provided

In conclusion, we hope that Cllrs will feel able to support this thoughtful, well considered proposal

Andrew Lethbridge 28.02.24