

Quill Cottage is a drab old 70's bungalow with no architectural merit. It is damp in areas and heated from an oil tank. The hedges are thin and the boundary in poor shape. We've lived here for a few years but before that the property was rented.

What we propose is a vast improvement. A two storey house on the same footprint, effectively adding another storey on the bungalow. We're proposing a 100% increase in usable space but a far more modest increase in volume. We've been clever with the design, building into the eaves to keep the height at a sensible level (only an additional 50% and lower than the neighbours). We're sensitive to the local area so The Village Design Statement was at the heart of our plans and the materials we have chosen are of the best quality.

We've also submitted a sustainability statement to demonstrate our focus on the environment. It is important to us that we reduce our impact on the environment. Our Energy Performance Certificate generated shows the dwelling has an Energy Efficiency Rating of 57 (Band D) and an Environmental Impact (CO2) rating of 53 (Band E). It is intended that the proposed dwelling will not only meet current building regulations but will surpass them by providing a minimum of 20% reduction in carbon dioxide emissions over current requirements. It is expected that the overall emissions for the new dwelling will be lower than the existing dwelling despite the increase in floor area. Where possible, materials will be sourced locally but priority given to sourcing materials that have the highest rating in the BRE Green Guide to Specification.

In the front hedge and at the back of the paddock we have planted a number of new native hedge whips, we will continue this around the entire boundary. We have a Countrywide Stewardship Scheme capital grant for hedge work and have engaged a local hedging contractor who uses traditional methods of hedge management. The aim being to have a continuous thick mixed hedge of native species.

The majority of the Parish Council and The Western Area Planning Committee are both in favour of the application. So too are our neighbours, those who live along Craven Road and others who regularly use the foot path. We have had many letters of support, some of which are on the planning portal website. We have had no objections. We've engaged with our immediate neighbours who have asked that we fill in the hedge where it has become thin, something we have already started. We have received no other comments.

Throughout this long application (almost 12 months now) we've been receptive to and actively sought dialogue with the planning office but sadly none has been forthcoming.