

To: Yvonne Dale

Subject: Re: P/17/055 - Lunnon Cottage, St Mary's

Dear Ms Dale,

Thank you for your email, and for your careful consideration of the various elements of our application.

We confirm that we would prefer to choose option 2 of those you give, i.e. **omit the roof lights.**

With best wishes,

Penny Rogers

On 24/08/2017 12:01, Yvonne Dale wrote:

Dear Mrs Rogers,

Thank you for the additional information and for setting out the reasons you consider the roof lights to be non-material minor amendments.

I have discussed with colleagues both at Exmoor and at the Isles of Scilly and after very carefully considering the information and proposals before us we judge that the rooflights are beyond the scope of what a non-material amendment can be. The rooflights are therefore, not acceptable as a non-material minor amendment.

APPROVED

On that basis, the options open to you **By Craig Dryden at 3:07 pm, Sep 07, 2017**

1. Leave the rooflights in the application. Officers would recommend refusal.
2. **Remove the roof lights element from the proposed works (confirmation of the removal of these elements via email would suffice). Officers would recommend approval of the remaining proposed works.**

A reply confirming which option you wish to pursue at your earliest convenience would be welcomed.

Kind regards,

Yvonne

Yvonne Dale

Planning Assistant

Exmoor National Park Authority

Exmoor House, Dulverton, Somerset TA22 9HL

Tel: 01398 323665

Direct Line: 01398 322255

Mobile: 07815 576642

From: P Rogers - JR Stideford & SonSTIDEFORD [<mailto:awan14@dsl.pipex.com>]

Sent: 23 August 2017 12:13

To: Yvonne Dale <YLDale@exmoor-nationalpark.gov.uk>

Subject: P/17/055 - Lunnon Cottage, St Mary's

Dear Ms Dale,

P/17/055 - Lunnon Cottage, St Mary's

Thank you for your email of 18th August concerning our proposed amendments, and for discussing this with me yesterday.

We understand that roof-lights are causing difficulty as non-material alterations, but ask that you look again these.

The reason we are applying for roof-lights is, (obviously), to introduce extra light. During the building process thus far, we have realised that the extension is not quite so light as we had hoped. The main openings are to the East and therefore loose afternoon and evening light, but also a structural reason has emerged: due to the necessity of keeping the ridge height of the extension to no more than that of the existing cottage, substantial amounts of ground (in some areas a depth of over a metre) have been excavated to 'sink the extension', and because of this, rather less light than we had hoped enters the building. Where possible, as here, the introduction of new sources of natural light, especially from the South and/or West, would be a great enhancement. In addition, because of these ground and roof levels, the level of the first floor is nearer to the roof than anticipated, and thus the existing first floor South-facing window is now smaller in order to fit under the eaves. While we think this is interesting and want to keep the window, it will not give the amount of light we had hoped for. Roof lights would increase the overall amount of natural light entering the room; their area would be slightly offset by the decreased area of the window. We think that two apertures, as opposed

PLAN 3

P-17-055

DRAWING NO : LFC - 5

LUNNON FARM COTTAGE

VIEW FROM N.W.

LFC 5 - B

TITLE:
PROPOSED
ELEVATION

SLATE ROOF
VERTICAL TIMBER CLADDING
WOODEN FRAMED WINDOW

SLATE ROOF

ROOF
LIGHT

CARN FRIARS COTTAGE
SLATE HUNG

LEAN TO SLATE ROOF

GRANITE
LEAN TO

CARN FRIARS COTTAGE
PEBBLE DASH

RECEIVED BY THE
PLANNING DEPARTMENT

APPROVED

By Craig Dryden at 3:10 pm, Sep 07, 2017

Amended
13 SEP 2016
Plans

Approved
23 SEP 2016
Plans

SCALE 1:50 DATE JULY 2016 DRAWN BY P ROGERS

PLAN 2

DRAWING NO : LFC - 6

LUNNON FARM COTTAGE

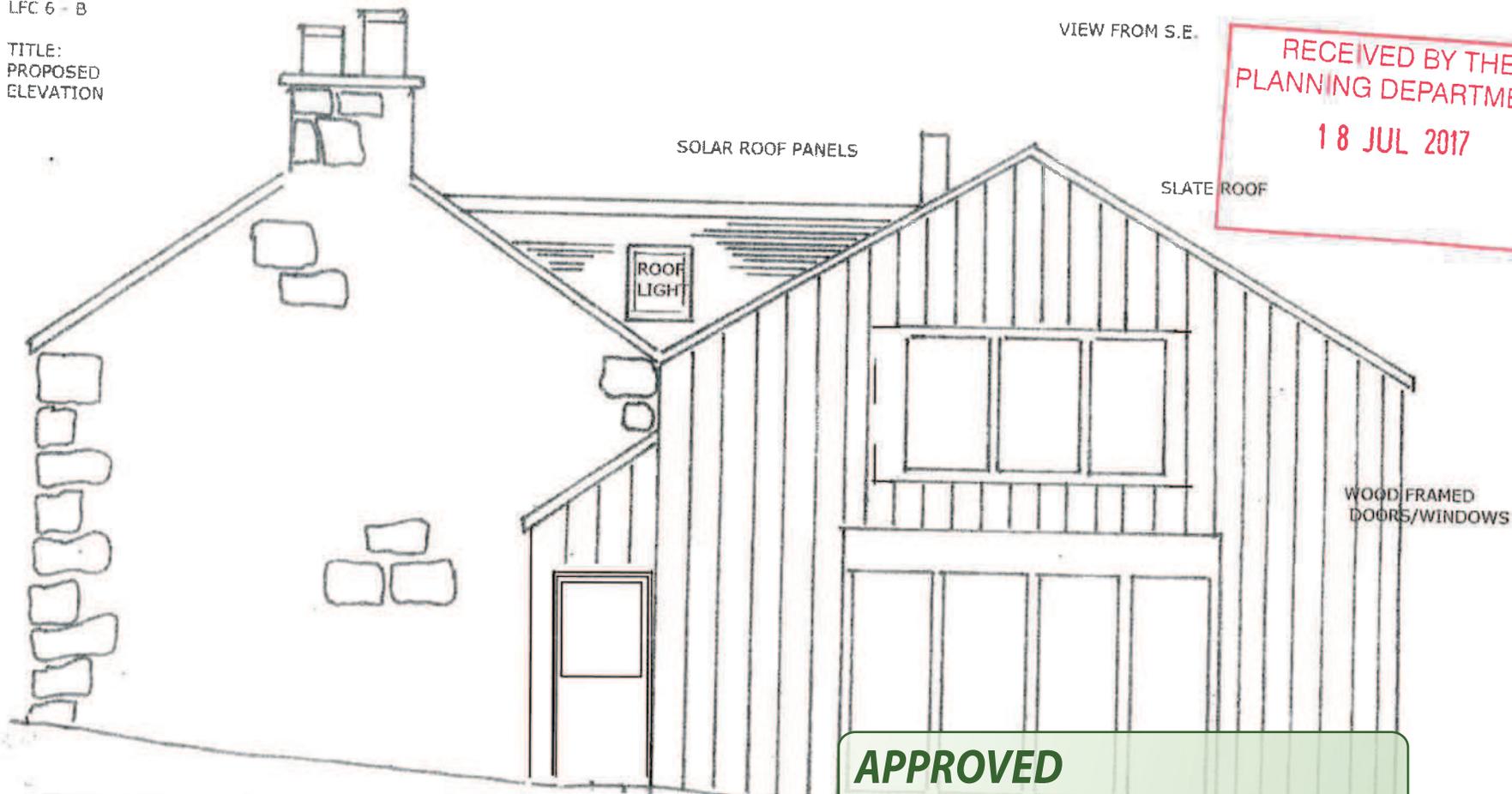
P-17-055

LFC 6 - B

TITLE:
PROPOSED
ELEVATION

VIEW FROM S.E.

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017



SCALE 1:50 DATE JULY 2016 DRAWN BY P ROGERS

APPROVED
By Craig Dryden at 3:11 pm, Sep 07, 2017

Approved
23 SEP 2016
Plans

Amended
13 SEP 2016
Plans

PLAN 1

DRAWING NO : LFC - 3

LUNNON FARM COTTAGE

LFC 3 - B

TITLE :
PROPOSED
ELEVATION

VIEW FROM S.W.

Approved
23 SEP 2016
Plans

Approved
13 SEP 2016
Plans

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017



APPROVED
By Craig Dryden at 3:11 pm, Sep 07, 2017

P-17-055

TITLE: PROPOSED EXTENSION TO LUNNON FARM COTTAGE: FIRST FLOOR

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017



SCALE 1:100
DATE JULY 2016
DRAWN BY P ROGERS

LIVING AREA
99.2 sq m

APPROVED
By Craig Dryden at 3:09 pm, Sep 07, 2017

N6

DRAWING NO: LFC - 9
9A

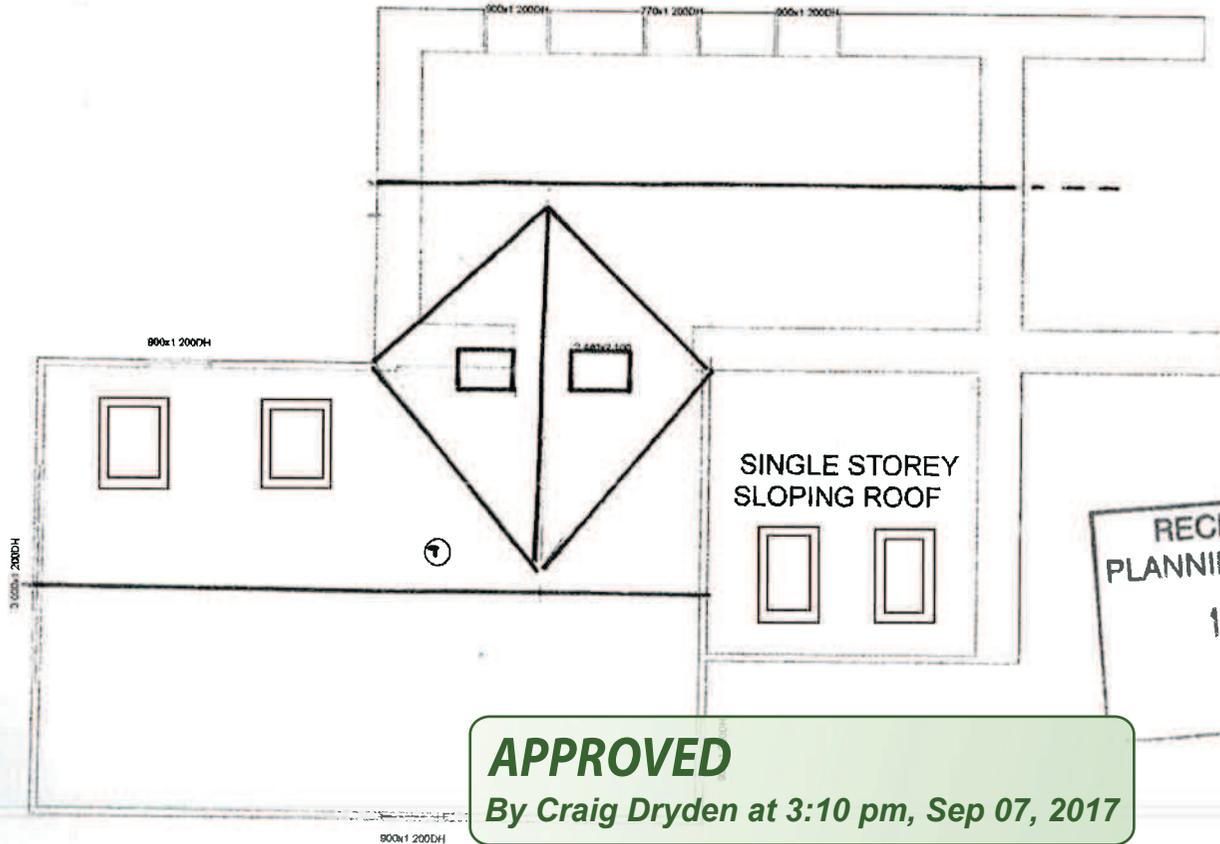
LUNNON FARM COTTAGE

TITLE: PROPOSED EXTENSION TO LUNNON FARM COTTAGE: INTERLINKING PITCHED ROOF

P-17-055

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017

Amended
13 SEP 2016
Plans



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PLANNING DEPARTMENT
13 SEP 2016

SCALE 1:100
DATE JULY 2016
DRAWN BY P ROGERS

Approved
23 SEP 2016
Plans

PLAN 7

DRAWING NO: LFC - 4
LFC 4 - B

TITLE:
PROPOSED
ELEVATION

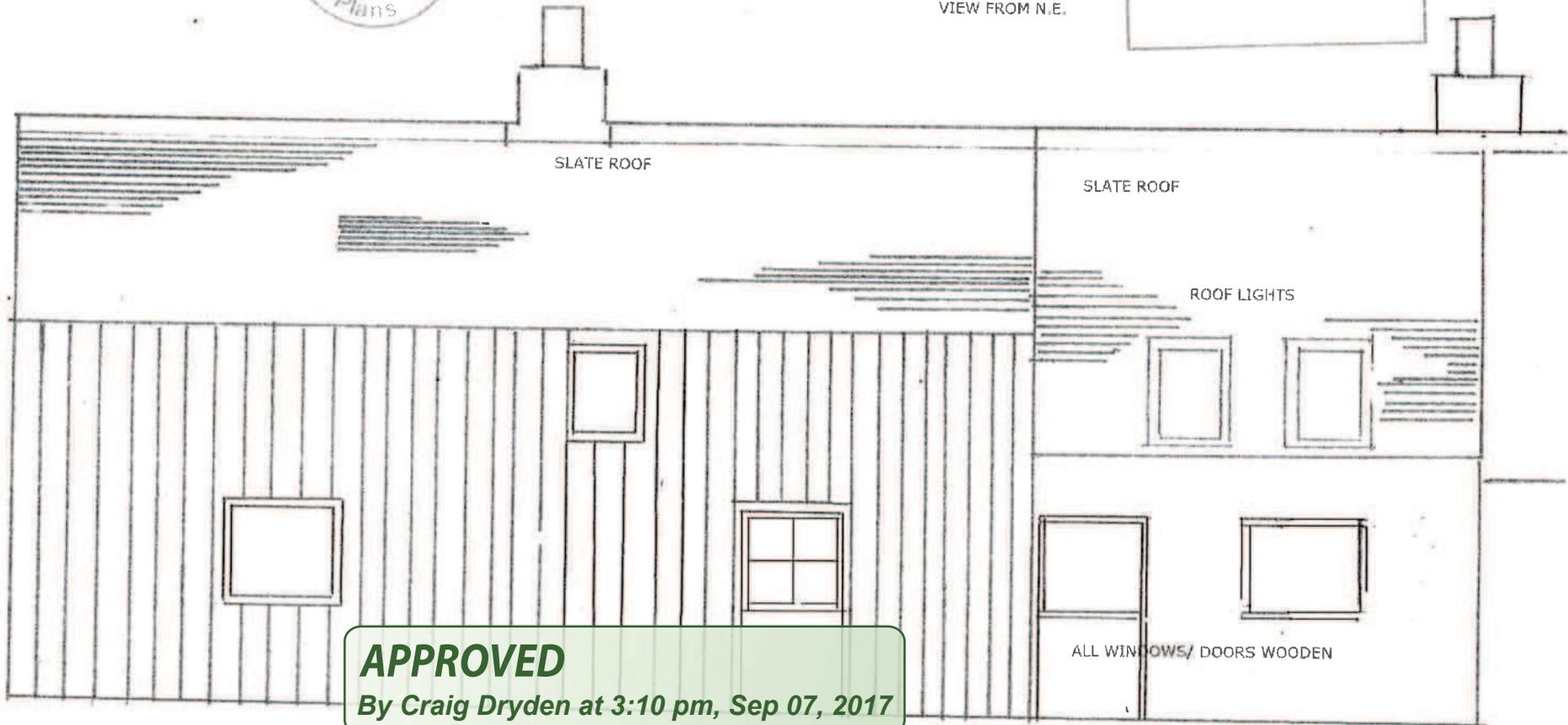
Amended
13 SEP 2016
Plans

LUNNON FARM COTTAGE

VIEW FROM N.E.

RECEIVED BY THE
PLANNING DEPARTMENT
13 SEP 2016

RECEIVED BY THE
PLANNING DEPARTMENT
18 JUL 2017



SCALE 1:50 DATE JULY 2016 DRAWN BY P ROGERS

Approved
23 SEP 2016
Plans