Head of Planning and Regeneration

Mid Devon District Council

**Planning and Listed Building Consent Applications- 19/01152/FULL and 19/01155/LBC**

**Conversion of Garage block/store to ancillary accommodation, Timewells House, Holcombe Rogus**

Dear Madam

We refer to your letters of 2nd August in relation to the above applications. Our Council’s comments are as follows:

1. Our Council has no objection in principle to the proposed change of use to ancillary living accommodation.

2. The building that is the subject of these applications is very close to 46 and 47 Timewells and concerns have been expressed about the unsatisfactory drainage of foul and surface water that currently exist at Timewells House and the adjoining cottages (Nos 46 and 47). It is understood that at times of heavy rainfall the drains that pass under the accessway between Timewells House and 46 and 47 Timewells and into the public highway already have insufficient capacity with the result that both foul and surface water become combined and have in the past given rise to serious flooding in 47 Timewells with the result that the property had to be vacated.

Our Council request therefore that careful consideration should be given by MDDC to drainage issues (both foul and surface water) connected with the proposed development with a view to avoiding any exacerbation of the current unsatisfactory drainage arrangements. Water run-off from the roof of the garage block/store should also be looked at.

Quite apart from consideration of the current applications our Council will be seeking a meeting with MDDC/DCC concerning the unsatisfactory drainage arrangements generally in Holcombe Rogus.

3. If MDDC are minded to grant planning permission, conditions should be imposed:

* To ensure that the ancillary living accommodation remains ancillary to Timewells House and not occupied as a separate dwelling.
* To ensure that all materials shall be such as to be in keeping with the building’s status as a listed building within the Conservation Area.

Yours faithfully

Leslie Findlay

Parish Clerk

On behalf of Holcombe Rogus Parish Council

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Leslie Findlay etc