

# **Planning Application Accompanying Statement – Conversion to 15m<sup>2</sup> Permeable Gravel EV Charging Area**

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**Property Owners:** Mr. J Hardman & Miss C Drake

**Property Address:** 7 Higher Furlong Road, Cranbrook, Devon, EX5 7GY

**Application Reference:** PP-13904747

**Date:** 30/03/2025

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## **Application Summary**

We submit this planning application to convert a 15m<sup>2</sup> area of front lawn into a permeable gravel surface to facilitate the installation of a dedicated electric vehicle (EV) charger. This proposal aligns our property with national sustainability objectives and recently updated “Part S” of the Building Regulations (June 2022), emphasising the importance of EV charging infrastructure for properties with associated parking. Our goal is to future-proof our personal transport habits and enhance environmental responsibility.

We feel it is important to emphasise that the focus of this application is not with the direct intent to expand our property’s parking capacity or alter the character of the property.

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## **Key Points of Emphasis**

### **1. Reason for Application**

- This application represents the only means of installing an EV charger at our property, given the unique positioning of our pre-existing parking space/garage relative to our electrical meter point, which crosses land owned by and shared with our neighbours. This application outlines the most practical and least disruptive means of facilitating an EV charger at our property.

### **2. Sustainable Design & Purpose**

- The project’s sole purpose is to accommodate the continued sustainable use of our existing singular electric vehicle.
- The installation of a charger aligns our property with the forward-thinking principles of the “Part S” Building Regulations effective from 2022. Which encourages the provision of EV infrastructure to support the UK’s transition to low-carbon transport. We are attempting to proactively adopt this measure within our property, and we aim to contribute to broader sustainability goals.

- The proposed 20mm gravel surface will be laid over an appropriately permeable subbase, ensuring effective drainage, minimal surface water runoff and suitable structural integrity.

### 3. No Kerb Modifications

- The proposed gravelled area adjoins all existing parking spaces with a **continuous, low kerb boundary** (see supporting photographic material). This means no kerb alterations are required as part of the proposed work, preserving pedestrian safety and streetscape integrity.

### 4. Landscaping Preservation

- We are proposing the alteration of a small section of hedgerow currently bordering the proposed area (marked H2 on supporting site plan). This hedgerow will **not** be removed, it will be simply relocated 5 metres backwards with the aim of retaining the established landscaping aesthetic and ecological value.

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## Conclusion

This application represents a responsible and forward-looking upgrade to our property, ensuring compatibility with national sustainability targets while safeguarding local character, infrastructure and green features.

We welcome further guidance to ensure full compliance with planning requirements.

We confirm that the information provided is accurate to the best of our knowledge.

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**Signature:** \_\_\_\_\_

**Name:** Mr. J Hardman

**Date:** 30/03/2025

**Signature:** \_\_\_\_\_

**Name:** Miss C Drake

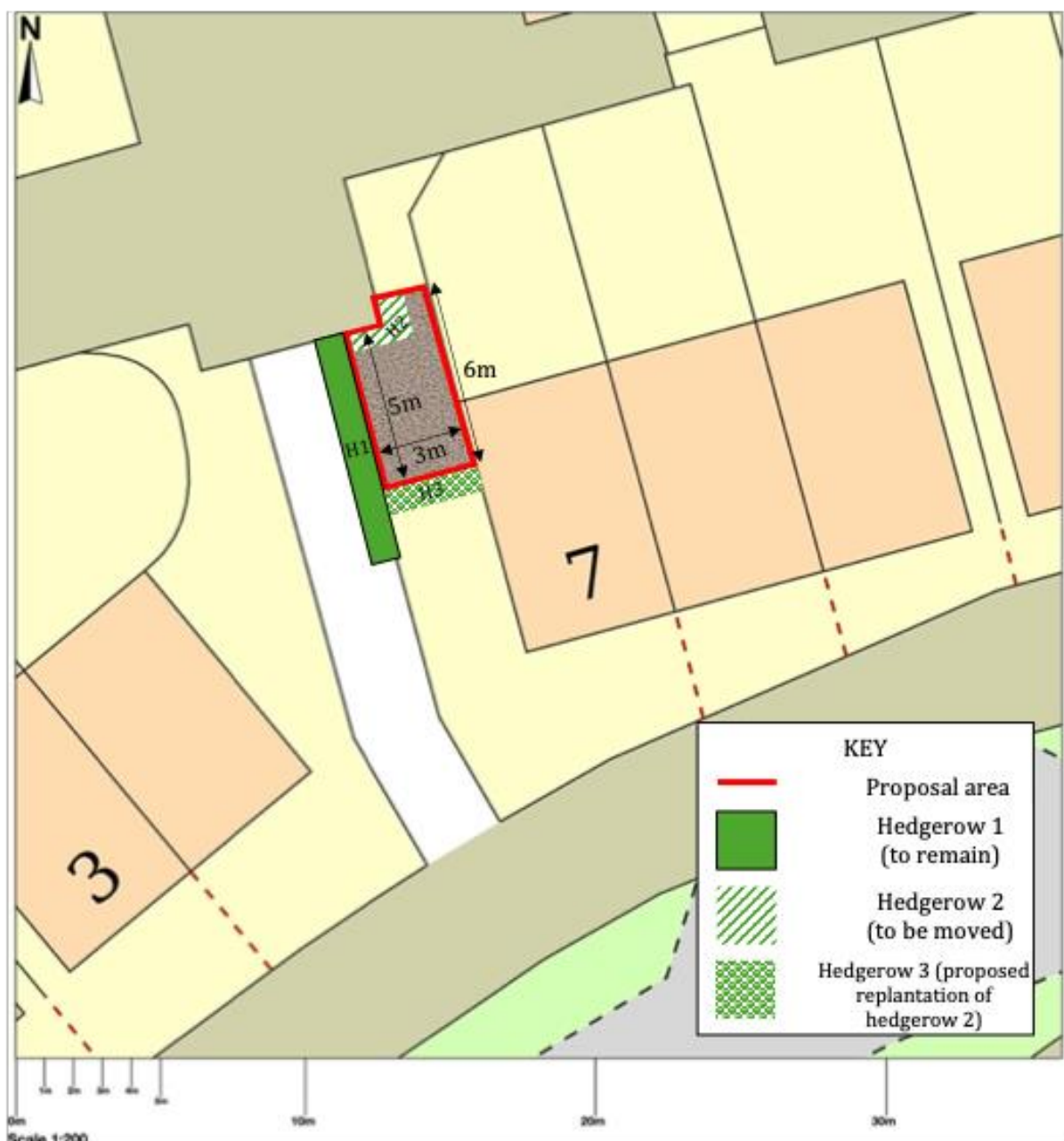
**Date:** 30/03/2025

## Supporting Documentation:

1. Site Plan (also submitted within planning portal):



## 7 Higher Furlong Road, Cranbrook, Exeter, EX5 7GY





2. Photographs of Existing Low Kerb Boundary:

