

From: i
Sent: 10 October 2022 14:41
To: Planning; Jill Bastow
Subject: Cttee Item 3 - Amended plans for Mitten Hill Cottage, Back Lane, Hawsker
Attachments: 0015_PL_001_B Proposed Plans Elevations and Section.pdf

Dear Planning/Jill

I am pleased to formally submit amended plans in connection with the above planning application and agenda Item 3 on Thursdays planning committee.

Please can we ask that all Members are furnished with a copy of this email and the amended plans.

Amendments overcoming the 2 no. main issues comprise:

- Removal of the wrap around element and creation of 2 no. small independent extensions.
- The rear extension is confirmed to be 'permitted development'.
- The proposed side, lean-to extension is less than the footprint of a former building it replaces.
- An inset to all four corners – thereby showing an element of subservience to the host dwelling.
- The rear extension shows a break in the roof and an element of stonework above – therefore out of respect for the host building.
- Considered fenestration detail to gable ends – all openings are traditional in scale and form excluding the sliding doors for access to the garden (not visible).

30% allowance

Officers and Members are advised that the barn (now dwelling) previously had a wheelhouse attached to the north elevation and a further structure attached to its south elevation. These structures did not form part of the original conversion scheme due to their state of repair and subsequently were removed. It is confirmed that the side, lean-to extension (now proposed) is over part of the former structure previously attached to the south elevation.

In addition, Officers have confirmed that the property benefits from 'permitted development rights' which would allow a large (mass) extension across the whole of the back of the dwelling and project out by 4 metres. This has the potential for a flat roof extension, with lanterns and a preference for construction materials. The red dotted line on the amended plan indicates what is achievable under permitted development together with the formerly attached structures (indicated by red lines).

In order to preserve the architectural integrity of the dwelling it is considered that the amended plans showing 2 no. smaller extensions are a better (workable) solution than one large extension under permitted development (as suggested by Officers). The applicant considers that the distribution of space, traditional fenestration, pitched roof, materials and borrowed light will function better alongside the existing dwelling which (amongst others) form the main objectives of the scheme.

To that end the floor areas are confirmed as follows:

1. Existing cottage

Existing gross external (footprint): 58.39m²

Existing gross internal:
Ground & first floors = 82.34m²

2. Demolished structures

Wheelhouse (estimated):
Gross internal: 34.33m²

Lean-to (estimated):
Gross internal: 13.08m²

3. Previous wrap-around proposal

Proposed gross internal: 45.02m²

4. Current proposal

Proposed gross internal:
Side extension: 10.49m²
Rear extension: 26.31m²

5. PD Rights allowance:

Gross internal: 34.04m²

The above confirms that the 2 no. smaller extensions now proposed equate to only 2.8m² over and above what is achievable under permitted development and an 8.22m² reduction over the previous wrap around proposal.

We are hopeful that this means the application is able to be supported by Officers and has the potential to be removed from the forthcoming planning agenda in view of the fact that the scale, height, form, position and design detail is commensurate with the host building and the visual impact of the proposed extensions more appropriately reflect the basic shape of the building in line with Policy CO17.

Kind regards

Cheryl Farrow

Cheryl Ward Planning
MSc ICN MRTPI (Chartered Member)

Chartered Town Planner
MSc MRTPI


[Redacted]

www.cherylwardplanning.co.uk

Cheryl **Ward**
Planning



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact

 Before printing, think about the environment

