

16th December 2020

one-world design 

C.Medland RIBA, Director, One-World Design Architects

Head of Planning Services
East Hampshire District Council
Penns Place, Petersfield, GU31 4EX

Dear Sir/Madam

Ladyacre, Headley Road, Grayshott, GU26 6DP: Planning Application: The removal of an existing conservatory and the erection of a single storey rear extension.

I refer to the above addressed property and confirm that we are acting on behalf of the property owners Mr and Mrs Prigrove.

This letter accompanies an application for Full Planning Permission for a single storey rear extension to replace an existing conservatory.

In order for you to determine the application we have submitted via the Planning Portal the following documents:

- Application Form
- 361-20-01 Existing Location and Block Plan
- 361-21-01 Proposed Ground Floor
- 361-21-02 Proposed Roof
- 361-21-03 Proposed Elevations

Ladyacre is not within an AONB or the National Park, the building is not within a Conservation Area and it is not listed.

Supporting Statement

As noted in the preapplication advice given by officer Mary Bird Ref: 25356/999 it is noted that the site lies outside any settlement policy boundary as set out in the adopted local plan and therefore the countryside policies of the plan are of note.

Policy H16 is of particular importance – it is a policy of restraint and it seeks to protect the countryside for its own sake. There is a maximum limit of additional floor area that can be added to dwellings in the countryside and in this case the limit is no more than a 50% uplift over the original floor area. It is agreed that the dwelling has been extended previously in 1979, 1983 and a two-storey rear extension and conservatory in 1998.

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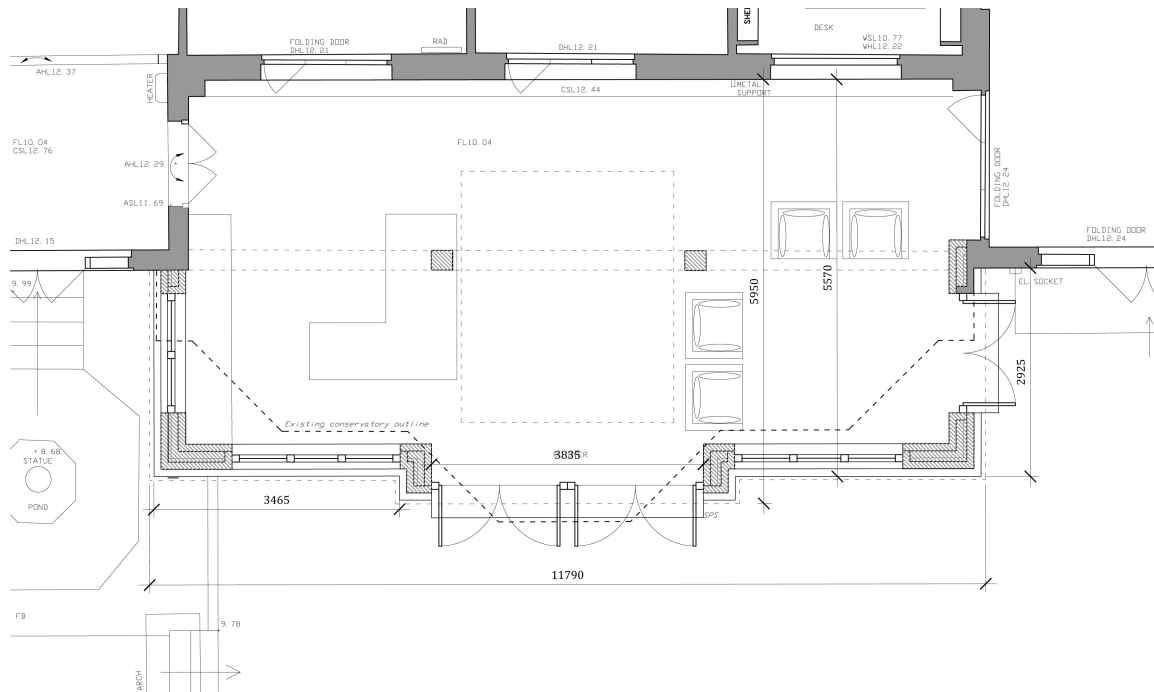
The combined floor area of these previous additions brings the house up to the 50% increase limitation and as a result the intention here is to demolish the existing conservatory building as shown on the plans. Please refer to the below photographs.



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Ladyacre is a characterful family home with a steeply pitched roof and hipped gables, rectilinear in plan and is clad in a dark brick and has a dark clay tiled roof and dormers. The existing conservatory was utilised by previous owners for the housing of coy carp and is dated, environmentally inefficient and in its form is somewhat incongruous to the appearance of the rest of the house in its steps and angular form. The existing conservatory has a gross internal area of 55 sqm.

The proposal is to remove the existing conservatory and replace it with a extension that sits more comfortably with the house. The existing footprint is dotted on the proposed plan below.




The garden entrance of the proposed replacement extension is set back from the outermost point of the existing extension with the main rear walls of the proposal set back further still from the outermost point of the existing. Rather than the angle and staggered incongruous set backs in plan the proposal square off each corner. This means that the extension sits more comfortably with the house whilst also sitting tighter to the existing house and not projecting as far into the garden. This form does result in a gain in the internal floor area of 2m² so that the proposed extension is 57sqm.

We believe that, in line with Policy H16, the proposal, despite the minor increase in area, decreases the buildings effect on the countryside as it projects less into the garden. The whole site is screened from any public view. The extension is proposed in brick to match existing and in a style that more closely aligns with the existing house in line with CP29 of the joint core strategy. We therefore hope that you will be able to support this application.

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Yours faithfully

A handwritten signature in blue ink, appearing to read 'Chris Medland', written in a cursive style.

Chris Medland RIBA
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