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142 Tuffley Avenue,
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Your ref:

Our ref:
21/854/RP

Date:
18th January 2021

Planning Department
Stroud District Council
Ebley Mill
Stroud
Glos GL5 4UB

Dear Sir / Madam

Proposed Garden Room Extension at Severn Cottage, Vicarage Street, Painswick GL6 6XP

On behalf of my clients Mr [REDACTED] O'Dwyer

I am pleased to submit this Householder Planning Application via the Planning Portal.

In this instance we have elected to forego the pre-application consultation, firstly as the proposal is essentially very simple and in a location where the principle of extensions in this vicinity is well established.

The second and more pertinent impetus behind the proposal is that [REDACTED]

[REDACTED] The present ground floor rooms of the house do provide for the fitting out of a ground floor shower and W.C. but access to and views out onto the garden are limited. The proposed Garden Room is intended to provide a remedy to this limitation and a safe space, able to be opened up to the garden as weather permits.

On a practical note the juxtaposition of the house integral with other dwellings in the same cottage row has a plot split between the front and rear, with only access between the two internally and on different floor levels. It is not possible to view either the front or the rear of the house from the opposite side and as such the proposal is drawn only within the front aspect.

Time is a relevant factor in these situations and I trust you will understand our disinclination to add a pre-application phase to the process. I look forward to your kind consideration of this application and do let me know if you have any immediate queries.

Yours faithfully,

Rod [REDACTED]