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East Hampshire District Council,
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17th March 2021

Our Ref: 20:1845



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Dear Sir/Madam

Reference:

Full width, single storey rear extension with areas of flat and pitched roof. Replacement of existing flat, porch roof with hipped, pitched roof. Full internal reconfiguration and renovation. Loft conversion to provide 2 x bedrooms. Construction of 3 x rear, pitched roof dormers. Additional rooflight. Addition of decorative cornice banding to elevations. Revised landscaping to rear garden.

Please find attached the following in support of our Householder planning application for the proposed works to The Former Rectory, Manor Lodge Road, Rowlands Castle, PO9 6BA:

- 20-1845-010 Existing Plans
- 20-1845-011 Existing Elevations
- 20-1845-020A Proposed Plans
- 20-1845-021A Proposed Elevations
- 20-1845-030 Block and Location Plan
- Woodside Tree Consultancy Arboricultural Report

Design, Access and Statement

The site is situated on Manor Lodge Road, in between Redhill and Durrants. The detached dwelling is set within an approx. 3300sqm boundary, surrounded by vegetation and trees.

This proposal does not seek to alter the pedestrian or vehicular access from the highway or surrounding area, but aims to develop the main dwelling.

Proposal:

- The proposed scheme seeks to construct a single storey extension, the full width of the existing property. On each wrapping wing of the house the roof will continue its existing pitch form out towards the rear, with a flat, parapet used centrally to link the wings.
- The existing front porch roof will be replaced with a hipped pitch roof, with two new arched windows at first floor, replacing the single large one.
- All existing elevations are to be fully rendered, with the addition of an eternal cornice detail at fascia level as indicated on the proposed drawings. The rear extension seeks to utilise large sliding patio doors to maximise the natural light into the internal spaces.
- Internally the ground floor extension is to provide larger, open plan spaces to form a snug, kitchen, lounge and diner and an additional gym.

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- Both the kitchen and lounge/diner spaces will benefit from large, flat rooflights above. The ground floor will be fully reconfigured to accommodate a revised, central staircase position.
- At first floor, internal partitions are reconfigured to prioritise views from the master bedroom towards the rear, to provide an additional bedroom ensuite, reposition the family bathroom and provide a new staircase to the second floor.
- The new loft conversion provides 2 x new bedrooms and an additional ensuite all enhanced by rear dormer windows.
- The immediate rear garden is to be landscaped to provide a short, paved terrace stepping down to a larger sunken terrace, boarded by areas of glass balustrade and raised planters. The terrace footprint has been staggered to accommodate the RPA of the large oak tree (T1).
- The construction of the terrace and landscaping areas will fully conform to the conclusions and recommendations outlined in the Arboricultural report.

The majority of the proposed development impacts the rear of the property and is subsequently screened from the street scene and the surrounding area. The adjustments to the porch roof and elevations have been proposed to replace a roof style that conflicts with the rest of property and to establish a new consistent style to a property that has undergone historical development.

We trust you have all of the information you require, however please do not hesitate to contact us if you should require any further information.

Yours faithfully

Daniel Knox

For and on behalf of Mitchell Evans LLP