

Date: 28th August 2021

Job ref: LH/3672

Proposed alterations at Well Cottage Far Hill

Mr & Mrs Irwin have lived at Well Cottage for many years and have carried out a series of alterations and extensions. The final areas that need addressing are the entrance porch and the diningroom.

The open entrance porch, which is on the North West side facing the lane, is adequate but soon gets cluttered with muddy wellies and wet weather gear. Also the cottage is in a very exposed position and the canopy porch provides very little weather protection for the front door.



1. The existing porch

It is proposed to add an area to the side of the porch to take wellies etc and thus allowing unimpeded access into the cottage. The depth of the porch will not be increased to ensure there is no loss of parking space.



2. The parking area will not be reduced.

The enclosed area would be clad in timber boarding to match the adjacent annexe and the roof would be a simple lean-to slate roof.



3. The porch will blend with the timber clad annexe.

The lean-to annexe to the kitchen, on the South West side of the cottage is rather small for family gatherings. It also provides an inadequate amount of light for the deep kitchen diningroom.



4. Currently the diningroom has a door and small windows.

It is proposed to replace this annexe with one 1.7 metres longer. Using a Crittall steel system for the French doors and full height panels adds a retro feel appropriate for the cottage.



5. The extension would not encroach on the French doors to the sittingroom.

The purpose of the increase in the amount of glazing is to take full advantage of the spectacular views spanning from the Llanishen ridge in the South to the Sugar Loaf in the North West.



6. The extension will take advantage of the spectacular views

Ecology

Beth Evans Ecological Ltd have carried out scoping and emergence surveys and established that there is a maternity colony of pipistrelle bats in the main roof of the cottage. These will be unaffected by the proposed works. See attached Bat survey report.

Ecological enhancements in the form of a bat box on the South West elevation and sparrow terrace on the North East elevation will be provided and external lighting will be limited, all as shown on dwg 3672-02g.

Drainage

Well Cottage has a sewage treatment plant discharging to soakaway. It is more than 50 metres from an SAC boundary, has a discharge rate of less than 2 cubic metres and there will be no increase in foul drainage, as the extensions are a porch and diningroom extension. A phosphate statement confirming this is attached to this application.

Roof water from the porch and diningroom roofs will be taken to water butts for garden use and overflow will connect to the existing surface water drain runs serving the existing porch and kitchen extensions.

Summary

These are small alterations to the property which will enhance functionality and visual appearance. There are no neighbouring properties to be affected by the proposals. The improvement to the kitchen extension will allow Mr & Mrs Irwin to achieve full benefit of the outstanding views from their home.

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