

# CUTLER ASSOCIATES

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10 March 2022

Planning Department  
New Forest National Park Authority  
Lymington Town Hall  
Avenue Road  
Lymington  
Hampshire  
SO41 9ZG

Dear Sirs

**Re: Proposed single storey extension and loggia to Garden Cottage,  
Ringwood Road, Minstead, Lyndhurst SO43 7GN  
Design and Access Statement**

Please find enclosed a planning application on behalf of my clients, Mr and Mrs P Roche. My clients will pay the planning fee once the application is acknowledged through the planning portal. The application comprises:

- Drawing MBN RC1 As Existing
- Drawing MBN RC2 As Proposed
- Location Plan 1:1250
- Block Plan 1:500
- Design and Access Statement
- Biodiversity Checklist
- Sustainability Statement

## **Property Description**

Garden Cottage is located on the edge of Minstead, close to Stoney Cross and accessed via the A31(T) road from the Cadnam direction. The precise age of the property is not known but is likely to date from the 1930s. It has painted brick walls with handmade clay tiles on the roof with cropped or half hips and bonnets.



DIRECTOR • D.J. CUTLER BSc M.R.A.C. M.R.I.C.S.

DAVID J CUTLER LTD T/A CUTLER ASSOCIATES REGISTERED OFFICE: WINDOVER HOUSE, ST. ANN STREET, SALISBURY, SP1 2DR  
REGISTERED IN ENGLAND AND WALES: NO 11102689

The property sits on a large plot and has a number of outbuildings. The property is not listed. Over the years, it has been modernised and extended, but only in a limited way post June 1982. The property is not part of a typical street scene and is not overlooked.

### **Background**

Mr and Mrs Roche have owned Garden Cottage for many years and intend to stay at the property. Mrs Roche has difficulties with the steps in the property, especially on the rear garden side and hence the need to improve the current layout.

### **Design Brief**

The main aim of the extensions is to provide a utility room with level access to it and across to the loggia. The doors from the utility room have been positioned on the higher ground level side to minimise any stepping out from the property.

The loggia accesses a terrace/patio with both a stepped access from it, and also a more level access to the west side which will have a shallow ramp. The gardens on the south side are attractive and the loggia will give my clients a room where they can enjoy the view as well as a good living space.

### **The Proposal**

The main layout of the property will remain similar, with the utility room being added to the east elevation and the loggia to the south. Although not part of a street scene and largely obscured by a high hedge, this will retain the cottage character as seen from the gravel track and parking area.

The cottage, prior to June 1982, had a floor area of 125m<sup>2</sup> of which 30% is 37.5m<sup>2</sup>. A porch has been added on the west side which has a floor area of 8.5m<sup>2</sup>. A dormer has also been added to the first floor on the north side, but this utilised existing floor area and no further floor area was added. This leaves 29m<sup>2</sup>, as the floor area that the cottage can be extended by under planning policy. The proposed extensions add up to 28m<sup>2</sup> and are therefore within the policy.

### **Other Planning Policy Considerations**

- DP37
- DP6 (Design Principles)
- CP7 (The Built Environment)
- CP9 (Local Distinctiveness)
- DPI (General Development Principles)

### **Materials**

In accordance with good design, the walls will be brick to match existing and painted with masonry paint. The chosen bricks will not be smooth finished LBCs but bricks which have some character and creasing to them. The tiles will be handmade clay tiles with bonnets and a ridge to match the existing. Windows to the utility room will be double-glazed, painted hardwood and, subject to cost, the loggia will be traditionally oak framed. If painted hardwood is necessary, then it is felt that this, too, would be aesthetically pleasing.

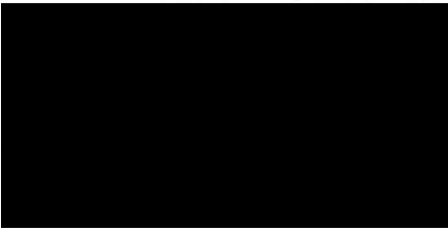
### **Vehicular Access**

There will be no change to current access arrangements.

In conclusion, it is hoped the Department will agree that the proposals will not harm the character of the cottage or impact negatively on neighbours or the wider forest.

Should the department require any further information, please do not hesitate to contact this office.

Yours sincerely



David J Cutler  
Chartered Building Surveyor