

Covering Letter

Single Storey Rear Extension at Hayward Cottage, Pancake Hill, Chedworth, GL54 4AW

07.03.2023

This statement has been prepared in support of a householder planning application at Hayward Cottage, Pancake Hill, Chedworth, GL54 4AW. The existing building is a detached dwelling set within a large garden at the eastern edge of Chedworth village. The property is constructed from stone, with a tiled roof and timber framed windows.

The site is within the Chedworth conservation area and the Cotswolds AONB. The property is not listed. There are two neighbouring grade II listed buildings, Sweet Briar Cottage and The Chapel House, however given the scale of the proposed works they are not considered to be impacted.

The building is currently occupied as a dwelling and no change of use is proposed. At the time of application, the property has the following publicly available planning history:

- 2002 - Single storey extension, ref. No: 02/01440/FUL | Status: Application Permitted
- 2017 - First floor extension, ref. No: 17/01957/FUL | Status: Application Permitted
- 2017 - Variation of Condition 2 of planning permission 17/01957/FUL - installation of two rooflights (retrospective), Ref. No: 17/05169/FUL | Status: Application Permitted

The proposed work includes the demolition of the existing rear conservatory and its replacement with a new single storey garden room extension. The proposals will improve the connection between the house and garden whilst also improving insulation and thermal comfort. The extension will be constructed in a contemporary style in order to contrast with and complement the existing building.

The size of the extension is slightly larger than the existing conservatory in order to create a square footprint with thin framed aluminium doors opening onto the garden at the corner. The south-west elevation facing towards Sweet Briar Cottage will be constructed in natural stone to match the existing building. The roof will be clad with standing seam metal and a canopy will extend to provide solar shading to the south as well as cover above the expanded patio area and steps.

The extension will only be visible from the rear of the property and therefore has negligible impact on the street scene of the conservation area or the setting of neighbouring buildings. The stone wall proposed to the south-west elevation is intended to soften the appearance adjacent to existing buildings and maintain privacy. The proposals are modest in scale and are considered to be a visual enhancement to the existing building in comparison to the existing conservatory.

Great care has been taken in the design process to ensure that the proposals do not negatively impact on neighbours or amenities.

Please do not hesitate to contact us at the address below, should you wish to discuss any aspect of the proposals prior to determination of the application.