

Planning and Sustainable Development
Cornwall Council
County Hall
Truro
Cornwall
TR1 3AY

LTR/0556 - 01
5 April 2023

Dear Sir / Madam

Ogbear Farm Cottage, North Tamerton. EX22 6SE - Extension and Alterations

Please find attached a Householder Application a 2-storey extension on the west end of the property known as Ogbear Farm Cottage in North Tamerton. We would also like retrospective consent for a single storey lean-to extension at the east end which was built during Covid. We believe this is within the parameters of Permitted Development Rights, but it makes sense to include this as part of this application.

The existing property is believed to have originally been 2 semi-detached cottages hence the mirrored layout with a large central chimney stack. The house is now occupied as one cottage, which means the layout is awkward and has no 'flow' particularly at the first-floor level where there is a lot of wasteful circulation space. Externally, the elevations are symmetrical in their layout making the property difficult to extend without breaking with this simple 'style'.

The cottage has an attractive symmetrical appearance with a slate roof and rendered walls that have brick features. During Covid there was a desperate need to build a utility / boot room on the east end which we would like to gain retrospective approval for. The current house has no links with the garden, no front door / hallway and no office space. The proposals move the ancillary areas to the front of the house providing a pantry, laundry, w/c, hall and staircase whilst the main living spaces will be located at the rear allowing for links with the private amenity space and to maximise natural solar gains. The changes will provide a new family room which will also occupy the extension at ground floor level and a snug both of which will be linked to the garden. A back entrance will allow access to the boot room and a new front door positioned at the centre of the house will welcome visitors right into the heart of the home. Upstairs, the proposals include a master suite for the owners, a guest suite for visitors and two smaller bedrooms with a shared bathroom for when their children and grandchildren visit.


In terms of scale, the single storey lean-to remains as is with the two-storey extension designed to sit lower and tuck under the eaves / ridge of the existing cottage, so it is subservient in nature. At the rear the roof extends much lower to create a veranda.

The proposed extension utilises brick to match that used on the original house and vertical cladding to soften whilst adding tone and texture. This will also help to reduce the visual scale and blend with the backdrop of trees along the north boundary. The single storey lean-to will be reclad to match so that this and the extension act as bookends to the original cottage. The cottage remains unchanged apart from the front door and open porch which are positioned centrally on the north elevation whilst the two ground floor windows in the south elevation become doors providing direct access to the garden as well as increasing natural solar gains. The existing single storey roof is metal so the proposed two storey extension will also have a high-quality standing seam dark grey metal roof so it will be in keeping.

The proposals have been kept deliberately restrained to the front with larger windows / openings to the rear. This will retain the cottage character to the front but maximise the views, solar gains, and garden links to the rear. There are no near neighbours so there will be no issues of privacy or overlooking.

If you have any questions or require additional information, please do not hesitate to contact us.

Yours faithfully


Gareth Williams **RIBA**
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