



Basingstoke and Deane Borough Council
Civic Offices,
London Road,
Basingstoke,
RG21 4AH

18th April 2023

Dear Sir/Madam

Erection of Oak Framed Orangery to rear of Elm Cottage, Ridge Lane, Newnham, RG27 9AS

Please find enclosed a householder planning application and Listed Building Consent application for the above proposed development. The application includes the following documents/plans:

- Completed planning application forms;
- Completed ownership and agricultural holding certificates;
- Completed Red Lined Location Plan at 1:1250 (drg. 87983/01);
- Completed Existing Block Plan at 1:500 (drg. 87983/02);
- Completed Proposed Block Plan at 1:500 (drg. 87983/03);
- Completed Existing Floor Plan and Elevations at 1:100 (drg. 87983/04);
- Completed Existing Roof Plan at 1:100 (drg. 87983/05);
- Completed Proposed Floor Plan and Elevations at 1:100 (drg. 87983/06);
- Completed Proposed Roof Plan at 1:100 (drg. 87983/07);
- Combined Design & Access and Heritage Statement
- CIL Additional Information Assessment


The proposal is for a 3.87 x 4.65 orangery, comprised of an Oak Frame with paint work to match the existing property. Any proposal that is to alter the physical fabric of a listed building has to be done so while showing great care to the existing building. The white paint finish will allow the orangery to be totally subservient to the existing dwelling and as such the impact on the listed building is minimal.

Due to its location in relation to the existing dwelling, there is to be no visual impact on the appearance of the property from on-looking pedestrian areas, moreover, there is to be no impact on any landscape features, nor access to the property. The courtyard style built up area will ensure that the proposal is totally secluded from outside of the dwelling.

The planning fee of £206 is to be paid directly via the Planning Portal.

I trust that you have all the required information to review and validate this application, however if you do require further documentation, please do not hesitate to contact myself.

Yours Faithfully


Jack Nethercott
Planner for Montpelier Joinery