

Ms K Dames
kerry@fredrickadam.com

Case Officer: Mary Bird
Direct Dial: 01730 234268 8:30-12:30
Our Ref: 37737/999
Your ref:
Date: 28 February 2023
email: mary.bird@easthants.gov.uk

Dear Ms Dames

Re: Wivelrod House, Wivelrod Road, Bentworth, Alton, GU34 4AS

Thank you for your recent amended sketches with regard to the above site. I have now had an opportunity to consider the two options you have submitted and have the following comments to make. Please note that whilst this advice is given in good faith, it is based on the sketches and information presented in your submission. The advice is given without the benefit of a site visit and in the absence of any consultation responses. It is, therefore, given without prejudice to any decision that may be made on any formal planning application by the Council.

I understand that you are seeking to address the issues raised by the planning inspector following the refusal of a planning application and the subsequent dismissed appeal. We have also discussed an alternative solution to this matter during a pre application discussion a number of weeks ago.

It is my view that option one appears to be more sympathetic in terms of scale, massing and detailed design in that the proposed fenestration is more traditional in design which would appear to reflect the character of the surrounding buildings. Furthermore although the proposal is to add a two storey extension to buildings that are predominantly single storey, option one ensures that the roof of the new extension remains a stand alone feature rather than tying it into the existing roof as shown in option two. You have indicated that the ground floor walls would be flint with vertical zinc cladding at first floor and slate roof above. The overall design would compliment the flint and slate materials of the original parts of the building whilst introducing a contemporary yet complimentary material at first floor.

Given the position of the proposed extension that will be set back from Wivelrod Road it is my view that the new extension will not be highly prominent within the street scene.

Option two seeks to tie the roof of the new extension in to the existing surrounding roofs however it would appear from the submitted sketches that this would involve introducing a crown roof to part of the scheme which in my opinion is not characteristic of the dwelling and is unlikely to be considered acceptable. Furthermore the proposed fenestration also appears out of scale with the building.

In summary I can confirm that it is my view that option one is more likely to be considered acceptable however it will be important for you to set out your justification for this design in your supporting statement and of course the case officer will need to consider the full merits of your proposal on site following the submission of the formal planning application.

I trust this letter has clarified the position for you.

It would be advisable to contact Building Control on 01730 234207 to check if Building Regulations Approval is necessary.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MB' followed by a stylized flourish.

Mary Bird
Principal Planning Officer