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13 October 2022

BY EMAIL: planningdev@easthants.gov.uk

Dear Sir/Madam

RE: REQUEST FOR PRE-APPLICATION ADVICE IN RESPECT OF THE DEMOLITION OF THE REAR SECTION OF AN EXISTING BUILDING COMPRISING WORKSHOPS AND MUD ROOMS. THE ERECTION OF A NEW-BUILD EXTENSION TO PROVIDE A HOME OFFICE AND STORAGE SPACE FOR A USE INCIDENTAL TO THE ENJOYMENT OF THE DWELLING HOUSE AT WIVELROD HOUSE, WIVELROD ROAD, BENTWORTH, ALTON, HAMPSHIRE, GU345 4AS (LPA REF: 37737/013)

I write with regard to the above site.

Please find my client's request for pre-application advice attached. The submission comprises the following:

- Completed East Hampshire District Council (EHDC) pre-application request pro-forma dated 13 October 2022.
- Site location plan, existing floor and roof plans and elevations.
- Site photographs.

This request is submitted following receipt of an appeal decision for a first floor extension over the existing detached garage to provide home office work space. The appeal was dismissed on 21 September 2022¹.

The Inspector accepts an innovative design approach², the use of dark grey matt Antra zinc cladding and slate roofs³ and confirms that an extension would not be prominent in public

¹ LPA Ref: 377737/013 dated 30 April 2021 & PINS Ref: APP/M1710/D/22/3291934

² Paragraph 7 of the appeal decision.

³ Paragraph 8 of the appeal decision.



views⁴. The Inspector also validates there is a 'legitimate need' to resolve structural issues relating to the steel frame and provide home office work space⁵.

The appeal was dismissed. The Inspector considered the design "complex and inharmonious due to various roof pitches⁶".

At paragraph 8 the Inspector states "this proposal is architect designed, but no clear design justification has been provided for important aspects of this proposal, including its complexity."

Following receipt of the appeal decision, I called the case officer who determined the planning application. I understand Mr Turner has moved to the Conservation Team. Wivelrod House is not listed and the site is not located in a Conservation Area (CA). A future planning application is therefore unlikely to be allocated and determined by Mr Turner. This is unfortunate as Mr Turner has been to the site and understands the planning history.

The legitimate need to resolve structural issues and provide home work space remains. I believe the Inspectors decision provides an opportunity to explore and agree another solution. This is supported at paragraph 13 of the Inspectors decision.

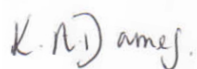
I would like to invite officers to a site visit to view the structural issues and discuss options for the demolition of the rear section of the building and the erection of a new-build extension.

In this instance I respectfully suggest that written advice cannot reasonably be prepared solely by way of a desk-top review. Due to the time which has passed since the application was submitted and following receipt of the appeal decision, my clients are seeking high-level written advice informed by a site visit to aid the progression of a fresh planning application.

I hope this is agreeable. In my clients absence I can arrange access and meet an officer on site. I do not expect the site visit to last more than 30-45 minutes.

I look forward to hearing from an officer. In the meantime if you require anything further please do not hesitate to contact me via email at: kerry@fredrickadam.com or on: 07921 211386.

Kind Regards
Yours Sincerely,



KERRY DAMES

DIRECTOR

For and on behalf of Fredrick Adam Ltd

⁴ Paragraphs 9 & 10 and paragraph 11 of the costs decision.

⁵ Paragraph 13 of the appeal decision.

⁶ Paragraph 8 of the appeal decision.