



MJH Architects

4 Rookwood
Alton
GU34 2LD



29th September 2023

Via Planning Portal
Planning Department
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Dear Sir/Madam

Householder Planning Application: Red Rose Cottage, Windsor Road, Medstead, GU34 5EF

The applicant has instructed MJH Architects to submit a Householder Planning Application at the above property.

Permission is sought for:

- Demolition of conservatory to be replaced by single-storey extension
- Alterations to existing roof to create new bedroom
- Erection of new front porch.

The following information is submitted as part of the application:

- Completed application forms
- Site Location Plan
- Existing and Proposed Site Block Plans
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations

The fee has been paid online by the applicant.

The Site

- Red Rose Cottage is a three-bedroom, two-storey, detached property dating from the early part of the twentieth century.
- The application boundary measures 0.1515 Hectares.
- The house is located on a predominantly west (front) to east (rear) axis.
- The property includes a conservatory.
- The house includes two flat-roofed dormers on the side elevations.
- The bedrooms are located within the roof space and dormers.
- The house has a pitched roof with gable and hipped ends.
- The external materials consist of facing brick, painted brick, tile hanging and concrete roof tiles.
- The property is within the EHDC defined settlement boundary.

Planning History

An online search of East Hampshire Planning Portal shows there have been no previous applications at the property.

The Proposal

- Permission is sought for:
 - Demolition of conservatory to be replaced by single-storey ground floor extension
 - Erection of new front porch.
 - Alterations to existing roof to create new bedroom
- The proposed gross external area (GEA) for the ground floor (rear and front) is 36.33 sqm.
- The proposed GEA of the first floor equals 30.57 sqm.
- With the proposed demolition of the conservatory, the net gain of the building footprint will equal 56.84 sqm.
- The proposed rear extension will extend out the rear by an additional 1m compared to the current conservatory.

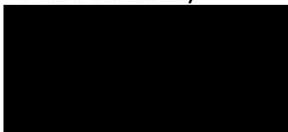
- The flat roofs of the existing dormers will convert to more in keeping crown roofs with matching roof tiles.
- The proposal will not result in the existing ridge line height being exceeded.
- The proposal will use high quality materials and finishes. The overall appearance of the property will be upgraded after some period of neglect by the previous owners.
- The material palette of brick, render, timber and clay tiles will provide an attractive and complementary balance that is in keeping with the character of the area.
- The scale of the proposal is in keeping with the neighbouring properties.
- It is considered the proposal will not have a harmful impact on the amenity of the neighbouring properties and will provide a positive contribution to the street scene at the front.
- The proposal is in accordance with the relevant policies of the East Hampshire District Council Local Plan and the "Residential Extensions and Householder Development" Supplementary Planning Document.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris

RIBA 
Chartered Practice


Architects
Registration
Board