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Your Ref
Our Ref NDM/SJM/23/1193

Date 27 October 2023

Dear Planning Manager

**RE PROPOSED EXTENSION & ALTERATIONS
CLIFTON LODGE KNAPP HILL LEIGH ON MENDIP SOMERSET BA3 5QY**

I provide the following explanation and additional information in support of the above application as shown on drawings numbered 23/1193/01, 02, 03 & 04 and respectfully request it be issued to all consultees with the drawings.

The main property, Clifton House, is owned and occupied by the applicant with Clifton Lodge within the main house curtilage, to be occupied by the applicant's parents with future provision for ground floor living intended by the proposal and the potential for a live-in carer on the first floor if required.

The applicant wishes to improve and upgrade the existing accommodation, in readiness for parental occupation, by adding the proposed extension to the east side of the existing property as a pitched roof, one and a half storey addition with currently a master bedroom over the new ground floor living/sitting-room.

The only viable location for an extension is to this side of the existing property due to site constraints and retention of maximum amenity space but also favourable to ensure there is no possibility of overlooking Clifton House or any other neighbouring properties which are situated a considerable distance away.

The existing property has part natural stone and rendered walls beneath clay tiled pitched roofs with the proposed extension replicating the form of the existing western end having matching natural stone walls beneath a clay tiled pitched roof but subservient by having a lower ridge and eaves line but with a more modern fenestration.

The existing storm porch is shown replaced by a slightly wider enclosed front entrance porch, to accommodate the wall thickness required and provide an integral coat/boot cupboard, as well as more favourably positioned entrance opening into the property away from the repositioned staircase base but still all in keeping with the existing property aesthetics.



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Drawing 23/1193/03 shows the existing and proposed site plan on which the application site is outlined in red, on both the same size, but currently the amenity space to Clifton Lodge is much smaller being confined within the fence line shown dotted to the west and western end of the existing outbuilding to the east, also shown dotted.

The proposed additional amenity space will increase the existing provision threefold and be more appropriate for the extended Clifton Lodge proposal with minimal impact on Clifton House curtilage.

The current 3 car parking spaces dedicated to Clifton Lodge, south of the existing outbuilding to be relocated, will be retained, complete existing food and waste recycling arrangements/ collections, with additional existing car parking spaces also available on site.

The previous owner of Clifton House confirmed the existing approved Beaumaris Woodstone and Schwelger 2F bat boxes on site were installed by them, as well as a bat licence obtained plus trained contractors employed, to undertake the total refurbishment of Clifton Lodge, as advised by a local ecologist, due to the rural location.

No bats were found during the refurbishment of Clifton Lodge with included stripping, re-felting, re-battening and re-tiling the roofs whilst sealing all perimeters to ensure no future bat entry would be possible, regardless that there are no suitable roof void spaces present for bat habitation. All services were also upgraded and all walls replastered and redecorated, floor coverings and kitchen/bathroom fittings installed to result in a fully modernised dwelling, as can be validated in the forthcoming formal application site visit.

However, the applicant would be willing to accept standard planning consent conditions regarding purchase of a European Protected Species Development Licence, building contractor training, installation of additional bat boxes and sensitive exterior lighting, all to be overseen by a suitably qualified and experienced ecologist, implemented prior to occupation and maintained thereafter, to achieve approval and commencement of works at the earliest opportunity.

The proposal accords with current planning policy and design guidelines, to enhance and make better use of an existing property for the benefit of the built environment, so it is hoped will receive Local Authority support to achieve a positive determination.

Yours sincerely

N D Murray MRICS