

Buckingham Council -
Aylesbury Area
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

11 December 2023

Ref: FW234/FW

Dear Sir/Madam

Boycott Manor, Dadford Road, Stowe, Bucks, MK18 5JZ

Prior Approval Application– Single storey rear extension to the existing dwelling

We write on behalf of our client, Mr James Thorpe, who owns and occupies Boycott Manor, to submit an application for prior approval for a single storey rear extension to the existing dwelling.

The site

Boycott Manor is a single residential dwelling located on the western side of Dadford Road, with Stowe landscape gardens located to the west. The Manor comprises a detached, largely two storey, red brick property set within large landscape grounds / curtilage.

To the north and east of the Site are neighbouring properties located over 300m from the property and open fields located to the south and east.

The property is located in an area designated as an Area of Attractive Landscape but is not in an Article 2(3) area.

The building is not listed and is not located within a conservation area. The Site is located wholly within Flood Zone 1.

Eligibility Statement

An eligibility statement is included with this submission which confirms that the proposed rear extension complies with the provisions of Class A.1 of the regulations and meets the required conditions and limitations.

Prior approval submission

This prior approval submission includes the following documents:-

- Eligibility Statement
- Location Plan (2306_OS.01_OS PLAN)
- Existing block plan (EX.01)
- Existing ground floor plan (EX.03)
- Existing first floor plan (EX.05)
- Existing Front Elevation (EX.10)
- Existing rear elevation (EX.11)
- Existing side elevations (EX.12)
- Proposed block plan (PD.01)
- Proposed Ground floor plan (PD.03)
- Proposed roof plan (PD.05)
- Proposed front elevation (PD.10)
- Proposed rear elevation (PD.11)
- Proposed north and south elevations (RD.12)

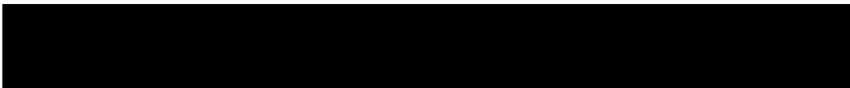
Prior Approval is sought in respect of:-

“A single storey rear extension of 8m in depth and 4m in height”.

This prior approval submission is made via the planning portal.

We look forward to receiving confirmation that this submission has been received and registered and if you have any further queries please contact Faye Wright of this office on 07812 140 099.

Yours faithfully



Forward Planning and Development Limited