

STATEMENT

RUTLAND HOUSE, 11 PARK ROAD, WINCHESTER, SO22 6AA

Rutland House, a substantial house, built in the latter part of the 19th century and standing in a large garden and has recently been subjected to having a large portion of the garden at the rear being removed for development. At the time of the development a planning consent was granted for a 2-car garage to Rutland House.

Subsequent to this, the applicant Mr and Mrs Richard Summers have purchased the property and wish to build a garage linked at basement level to a new back entrance and laundry room and to extend the kitchen over the new laundry room.

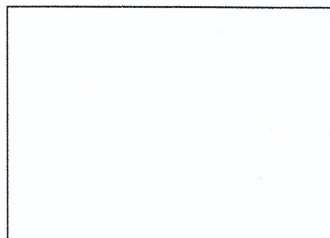
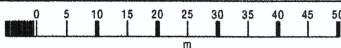
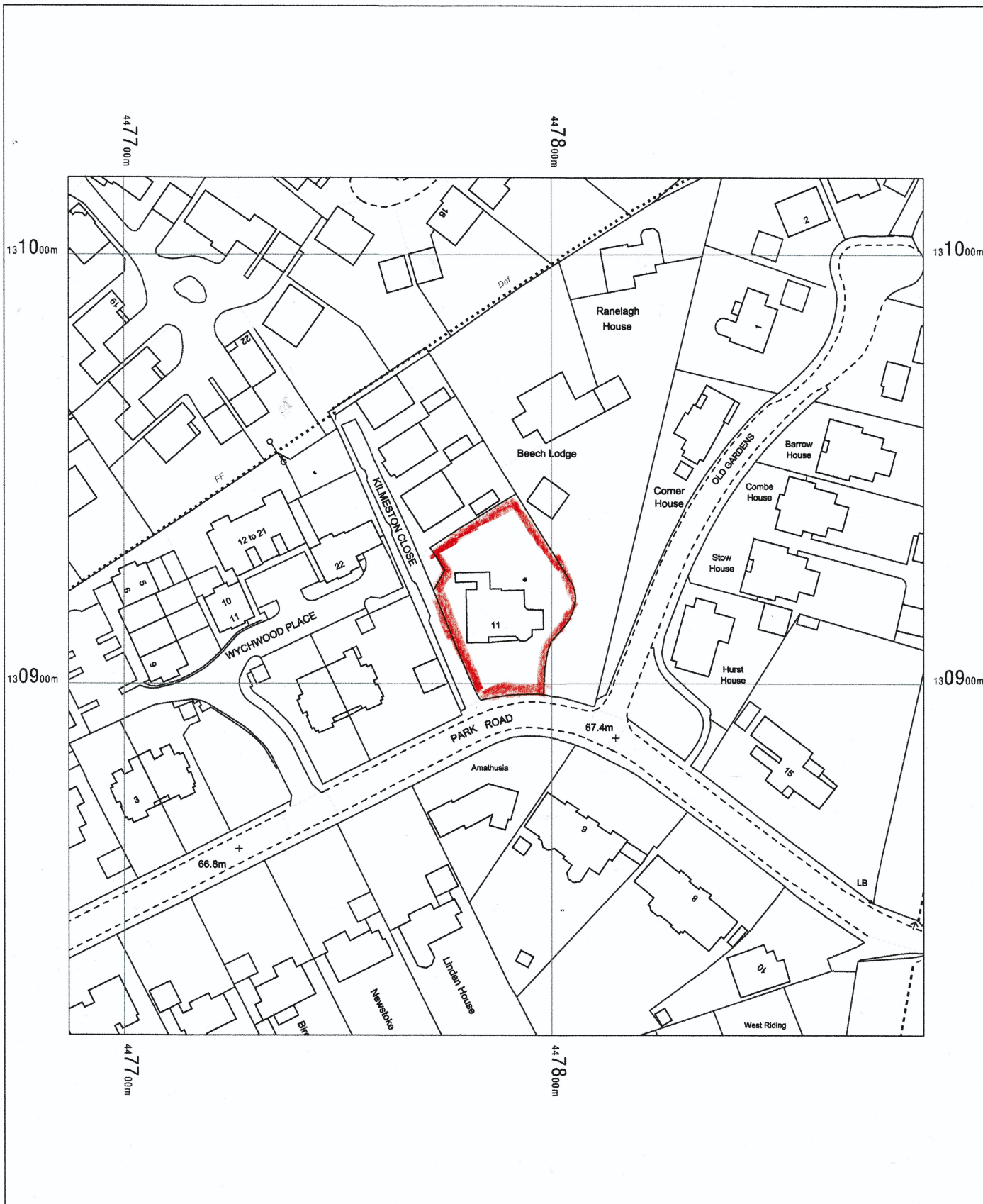
The garage, which is partially sunk into the ground, has a flat roof which will be planted out with sedum to provide a green area when viewed from the house.

The existing boiler room will be incorporated within the new back hall which connects to the kitchen via a new staircase and the laundry room at the same level provides the base for the kitchen extension above at ground floor level.

It is proposed to build the extension in brick to match the existing brickwork with slate roof to the back hall and flat lead roof to the kitchen extension, the whole being in appropriate style to the house.

Barry Bowhill
20 December 2023

Rutland House, 11 Park Road



OS MasterMap 1250/2500/10000 scale
Tuesday, December 19, 2023, ID: BLJT-01141496
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