

Our Ref: 2581/TS/JH

24th February 2021

Planning Department
Stroud District Council
Ebley Mill
Westward Road
Stroud
GL5 4UB

Dear Sirs

Re: Planning application for Single storey extension to house/Extension to and Conversion of single-storey garage to home working office and storage

An application for the above proposed works has been submitted via the Planning Portal. The following drawings are included:

- 2581-001 Rev A Site Location Plan
- 2581-002 Rev A Existing Site Plan
- 2581-010 Rev A Existing Ground Floor Plan
- 2581-013 Rev A Existing Elevations
- 2581-014 Rev A Floor Plan and Elevations of the Existing Garage
- 2581-102 Rev A Proposed Site Plan
- 2581-110 Rev A Proposed Ground Floor Plan
- 2581-113 Rev A Proposed Elevations
- 2581-114 Rev A Floor Plan and Elevations of the Proposed Office / Store

1 Planning Context

Far Oakridge is not in a Conservation area but sits in the AONB.

The settlement does not have a defined boundary.

The Domestic curtilages are clear and defined in the settlement and this proposed development is clearly within the garden area of Far Oakridge House.

Far Oakridge House is not listed although it would be considered to be a Non-Designated Heritage Asset.

Pre App discussions took place in December 2020 with ref: 2020/0676/PREEMT

2 Extension to House

This is a modest, single-storey extension to provide boot room and utility room and a new location for boiler. The extension is at the ground floor level of the house which is set well below the road level and fully concealed from the road by the boundary wall and established pleached hedge. From the front elevation this extension presents as a tall stone garden wall with parapet and a modest boarded door (in the manner of a gate into a walled garden). The flat roof is concealed by the stone parapet and will be covered in decorative green roof system. The flat roof form preserves the first floor fenestration to the existing gable end of the house. The new boiler flue will be sited on the end elevation.

The gross internal floor area of the extension (and additional floor area created) is a net gain of **31 sqm**

3 Extension to and Conversion of single storey garage to home working office and storage

The existing garage is at the far south-west corner of the garden plot and is very much within the established domestic curtilage of the house. It is already an ancillary domestic building which is used for domestic storage. It is an unremarkable standard timber-framed building. There is vehicular crossing of the verge for car access although the former garage doors are now solidly boarded for security. The proposal is to take the form of this building and extend it to create a home working office with storage for the owners. This would involve a single storey extension at 90 degrees to the current footprint with characteristically narrow gable and timber cladding consistent with the existing building. Tucked behind this would be a single-storey, flat roofed infill building. The site slopes down from the road boundary (see levels on site plan) and the new elements are built at the lower level of the east elevation threshold which allows for greater ceiling height and volume within the building but a very modest appearance from the road and any public vantage points.

The pitched roof sections will be visible from the public road over the boundary wall but the new pitched roof area is set well into the site. The flat roofed area is concealed by the boundary wall.

The gross internal floor area of the proposed building is **85 squ m A**

The gross internal floor area of the existing garage is **35 squ m B**

The additional floor area created by the development is **A - B = 50 squ m**

I trust that this gives you sufficient information with which to validate and determine this application but please do not hesitate to contact me if you require anything further,

Yours faithfully

FOR AND ON BEHALF OF YIANGOU ARCHITECTS LTD

