

Rationale for reduction in size of Annexe

As outlined in the reason for the application to vary the condition, the proposed reduced footprint of the Annexe (ie removal of the lower roof height section) will reduce the usable space available in the current approved drawings. To compensate for the loss of space we shall be submitting a separate application for removal of condition 6, which currently requires removal of the existing dwelling known as Batchbrooke.

We have submitted these applications separately so that the Planning Officer can consider each application separately on its merits, although we acknowledge that the rationale for both applications is linked.

Batchbrooke cottage is currently a 2 bed dwelling in very poor condition. However, it is an appealing stone structure which would provide the additional ancillary space which would be lost in reducing the size of the Annexe. In landscaping the garden for the newly constructed dwelling, we plan to create a potting shed and greenhouse. Whilst the cottage in its current state is not a suitable dwelling it would adequately provide ancillary space in the form of workshop, storage and greenhouse with minimal adaptation and is well located in the existing garden to be repurposed in this way. We are therefore seeking removal of Condition 6 on the grounds that:

- The existing building known as Batchbrooke provides the storage and garden outbuilding space which is lost in reducing the footprint of the approved Annexe;
- From a sustainability perspective, it is preferable to repurpose the existing stone structure rather than build a larger additional structure for the same purpose;
- The Parish Council, in considering the initial application for erection of the new dwelling, favoured retaining / reusing as much of the existing structure as possible;
- Retaining the original structure preserves something of the site's original character that fits within the overall agricultural design of the development.