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FAO Planning Team
12 April 2024

**HOUSEHOLDER APPLICATION FOR ARDMORE, BOURNE LANE, BRIMSCOMBE,
GLOUCESTERSHIRE, GL5 2RQ**

Seeking consent for a domestic lateral extension over an existing single-storey outshot, and also new roof dormers in the main roof of this existing detached 'chalet' bungalow. Additional gross floor area proposed is 40 square metres.

Dear Planning Team, please find attached a householder planning application for the above domestic property on Bourne Lane in Brimscombe, Stroud. This application follows a pre-application process (ref 2023/0629/PREDSK) and an officer's responding letter dated 29 January 2024.

This application is now made as a householder application. This is in reply to validation team letter dated 8 April 2024 advising that, if it is NOT a replacement dwelling, the application should be modified from a 'full' to a 'householder'.

The documents that make up this application are;

1. **Application form**, fee (previously paid) and **validation checklist** (within Design Report Appendix) as submitted via email, including individual PDFs of drawings as requested;
2. The application **Design Report**, including all drawings, site photographs, OS location plan, block plan in accordance with the validation checklist. Please note A3 drawings "for print", if required, appear at the back of the design report;
3. This **covering letter**.

With regards to the pre-application letter received from SDC (reference above) in response to our previous designs, **we have considered the planner's comments and have revised the design to address concerns around what SDC believe was an "over-developed plot"**. We would like to clarify;

- We are NOT erecting a new 'first floor' in the main building. The chalet bungalow first floor (in the main house) already exists as two existing bedrooms (in the roof space as originally built in the late 1950's). We are now seeking to add new dormers into those rooms (front and rear) in order to provide improved headroom, a bathroom and views out / daylight in;
- The 'side extension' referred to in the pre-app response from SDC is indeed a proposed first floor lateral extension above the existing single-storey outshot that already exists to the side of the main chalet bungalow;

- The application is a **Householder Application** as there is almost no demolition and only carpentry and roof alterations in the main roof to accommodate the proposed dormers as well as, of course, the construction of the new lateral single-level extension over the existing outshot. The overall additional floor area proposed is a GIA of 40sqm and this is mainly in the proposed lateral outshot extension;
- **A structural investigation** is planned with regards to building on top of the existing outshot. The existing main roof will NOT now be remodeled (as previously proposed at pre-app stage) and will be retained with dormer modifications in accordance with the revised designs presented here (after the comments received in the SDC pre-app letter in this regard);
- **The proposed footprint** of the designs is the same as the *existing* footprint (see block plan and proposed site plan) and we are NOT extending out either to the side boundaries nor front or back. As described the main additional floorspace is proposed on top of the existing brick outshot and this first floor lateral extension will have a roof ridge lower than the existing main roof ridge;
- **Design, Appearance and Impact on the area.** The accompanying Design Report includes a photographic analysis of the surrounding properties up and down Bourne and Thrupp Lanes, as well as photographs from across the valley looking towards the application site and adjoining houses on Bourne lane. We demonstrate that the type, scale, design and materiality of all the dwellings along Bourne Lane are extremely heterogeneous. Having demonstrated this, we have still responded to SDC's pre-application comments by simplifying the proposed main roof, so it is no longer an "awkward, slack roof pitch". We are proposing to retain both the main roof ridge and eaves position, so the traditional 'triangular' cross section of the chalet bungalow roof is retained;
- **Side extension** – The SDC pre-application letter likens the proposed side extension over the existing outshot as a "modern take on a barn aesthetic", which is not the intention. This proposed pitch-roofed extension is gabled and is turned at 90 degrees to the main bungalow (and 90 degrees to the valley-side contours) much like the adjoining property at High Trees. This presents a clear gable end to Bourne Lane (and to the valley to the rear of the application site) as is the case at High Trees to the immediate south. We have, however, simplified the elevation to Bourne Lane by omitting the previous first floor balcony, thus 'shortening' and simplifying the extension. The SDC letter felt the roofscape was "overly complicated" yet this is a simple 45 degree pitched roof with traditional valleys and a simple roof ridge forming the link between the two main roof elements (the existing reclad main roof and the extension roof – all clad in the same dark zinc roof finish);
- The SDC letter describes the previous pre-app proposals as "harmful and discordant". **We have subsequently revised the roof designs**, as described, yet the SDC letter states the pre-app proposals would lead to a "total loss of the simple character and form of the host building". We suggest the host building has very little character and is really in need of restoration and thoughtful modifications for the long-standing householders who wish to remain in the property into retirement. Our accompanying Design Report uses photographs to argue there is little unifying aesthetic coordination in the properties along Bourne Lane and the buildings cannot be described as "similar" when one examines the form, scale, materials and detail of surrounding properties;
- We have explained in the accompanying Design Report how the design has evolved. **We have reconsidered the design development in light of SDC pre-app comments** and have, thus, now proposed a more 'traditional' main roof with traditional dormers more in-keeping with dormers and roof projections found in some surrounding properties;
- As advised in the SDC pre-app letter we have **consulted widely** with residents and Brimscombe and Thrupp Parish Council. All responses to viewing the designs have been very favorable and supportive. Please refer to the 'Consultation' sections of the accompanying Design Report;

.../ Letter to Stroud District Council (contd.. 3)

- The SDC reply at pre-app raised concerns around “**overbearing and overshadowing to High Trees**”. High Trees is to the immediate south of the application property and, as such, lies outside any solar path that might over-shadow High Trees. Any shadows cast by the proposed lateral extension will fall mainly on the application site roof throughout the day. With regards to ‘overbearing’ to High Trees, the proposed side flank elevation (extended upwards from the original outshot and on the site boundary) is 2.6 metres from the largely windowless side wall of High Trees to the south of the application site and is not overbearing. The corresponding distance between the existing north side wall of Ardmore and the adjacent flank side of Fairbourne (to the north) is less, at 2.0 metres. In discussions with the applicant, the owner/occupier of High Trees has stated they do not believe the upward extension to be overbearing and they have no concerns in this regard;
- With regards to private **residential amenity**, neither High Trees nor Fairbourne (the bungalow to the immediate north) are affected by the proposed first floor dormers or rear balcony. The plan position of Ardmore (staggered relative to the neighbouring properties) and the presence of blank side flank walls at High Trees *and* Fairbourne means the rear garden and proposed dormers will NOT overlook either of the neighbours’ gardens;

The purpose of all these proposed works is to allow the dwelling to achieve an improved living standard that will **extend the accommodation into the future for the applicants who are now approaching retirement**. The main dwelling has not been improved or upgraded since it was constructed in 1959. The proposals here will also seek to improve the thermal performance of the fabric and introduce ‘green’ measures such as photo-voltaic energy cells, rainwater harvesting and installing vehicle electric charging points and a more efficient domestic boiler.

In light of revisions, we have made to the design (following SDC pre-application comment) we would ask the planning team to consider the designs presented here and look to consent the proposals.

Please do not hesitate to contact us should you have any questions or require any clarification.

Yours sincerely



Agent for Mr and Mrs Parfitt – Applicants
12/04/2024

Encl...