

Stroud District Council
Planning Department

The Churn
Bisley Street
Painswick
Stroud
GL66QQ

3rd May 2024

**Proposed Extensions and Alterations to Woodside Cottage & Associated
Landscaping, Oakridge Lynch, GL67NY**

By email only

Dear Planning Team

Please find attached the following information describing my proposals.

- Digital Survey – Existing Floor Plans
- Digital Survey – Existing Elevations
- Drawing 01 – Location Plan and Proposed Block Plan
- Drawing 02 – Proposed Floor Plans
- Drawing 03 – Proposed Roof Plan
- Drawing 04 – Proposed Elevations Sheet 1
- Drawing 05 – Proposed Elevations Sheet 2

This fresh application is a completely different approach to the one that was submitted in January of this year (and subsequently withdrawn on the advice of officers). I fully took on board the officer's comments and this new proposal is far more modest and keeping with the form and scale of the existing cottage.

The house is currently in a very poor state of repair and I have had to demolish the existing timber garage since the last application visit because it was becoming unsafe. My aim (subject to this application) is to alter and fully repair and refurbish the existing cottage and add a 1.5 storey extension at the southeast end. This will take a traditional gabled form, echoing the roof height, pitch and gable width of the original and historic section of the cottage at the north west end.

The existing cottage is on two floors with restricted height on the first floor. The existing Gross internal floor area is 162sqm however some of this space is occupied by substantial masonry internal walls. With the proposed extension at the south east end the floor area would become 221sqm which is a 36.5% increase over all (not counting the open porch). At 221sqm, this cottage will remain a modest 3 bedroom dwelling in a very large plot comprising established garden and woodland.

In order to rationalise the internal accommodation and ensure that we optimise the use of the floor area at first floor level, I am proposing to modify 2 parts of the roof, adding 2 small areas of hidden lead flat roofs concealed by new tiled sloping infill

roof sections to enable the first floor spaces to communicate laterally between the gables. These will not be seen from the north west, south west or south east and may be glimpsed fleetingly from the north east but the views of this side of the house are extremely restricted by the topography and the shielding effect of Woodside and Sea View which sit well above the roof level of my cottage.

I have taken note of the comment on the previous application, that the red line application area should be drawn at the edge of the settlement boundary. This has been done and my proposed extension sits within this. The clearest evidence for the position of this line is the remnants of dry stone walls on site. I would however say that the previous owners treated a large section of the blue lined area as garden including the area of the vegetable plot which has been there well over 10 years. I am not planning to alter any of this existing long established area.

Please do not hesitate to contact me to arrange a site visit or if you need any further information. I am expecting the validation team to give me a reference number to make payment on-line.

Yours Sincerely

