Proposal

One storey home office to be constructed to the side of the property.

Description of the existing property or site

The site is located on the eastern side of Crowe Hill bounded by a train line to the north and residential properties to the north and south. It is located within the Northern Settlement area of the Freshford and Limpley Stoke Neighbourhood Plan. The site is located in Flood Zone 1 'Very low risk'

The property is semi-detached dating from the immediate pre or post-war period. The house comprises two storeys and is built into the hillside. A small side extension was constructed around the 1980s. The property comprises 4 bedrooms and a bathroom upstairs and one open plan living room / kitchen downstairs, with a small utility and bathroom. There is a terraced garden to the rear of the property. To the side of the property is a gravelled seating and a small terraced area where a rotting deck has been removed. The proposal is to install a home office in this space

Intended use of the proposed development

Home office for two people. As part of their jobs, both applicants work from home (one 4 days a week and the other 2 days a week). The space will also be used for children's homework.

Description of development

The office will be 2.6m deep, 3.6m wide and 2.5m tall. A plan of the proposed design is appended with Ref: Ed Socha. Augmented reality images of the proposed design are also appended to the application.

The office will be constructed from larchwood and will be fully insulated and serviced. It will be built on a small timber base. The doors and windows will be wood with a sedum living roof (EPDM roof covering below that) for retaining heat, encourage biodiversity and to ensure a green appearance to the extent the roof can be seen.

Access proposals

Access from rear door of property although there is a side gate at the property from which it would be possible to access the office (if unlocked).

Please provide details of the landscaping in the proposed development

The area outside of the office will be gravelled to match the gravelled seating area below it (existing area was gravelled and decked but now overgrown). Once the office is installed the bank which runs up towards garage and which is currently overgrown with weeds, will be replanted.

Please provide details of how Heritage Assets issues have been addressed

The property is situated in the Cotswolds AONB. There is varied housing in Limpley Stoke, from period to modern properties. There is no particular uniformity to properties although there are predominantly semidetached and detached houses on Crowe Hill, dating from the pre and post war years.

Limply Stoke, and the property, are in the bottom of a wooded valley. Accordingly, the applicants have sought to ensure the building is in keeping with its surroundings by using a timber structure and a sedum living roof which should encourage biodiversity (see further below).

As the office is at garden level (and below Crowe Hill), it is shielded from the road. Consequently, it would be difficult to see the office from the street and it could not be seen by neighbours (save for 8 Crowe Hill, which is directly above 7 Crowe Hill, could potentially look down vertically onto the sedum roof).

Further, the office should not affect the aesthetic of the current property as it cannot be seen when looking directly at the property from the road. The area has been picked by the applicants as it is tucked away in a small underutilised area of the garden of the property. Its location is one of the few areas in the garden which is flat, but also close to house so services can be easily laid (power, internet etc with very limited disruption to the remainder of the garden).

The applicants have also considered the materials used by other extensions in Limpley Stoke, including several which have used timber. A number of these can be seen directly from Crowe Hill. These include:

- Twizzleside, 12a Woods Hill, Limpley Stoke, Wiltshire, BA2 7FZ – planning ref: 18/05399/FUL. Link to google image here.

- 27 Lower Stoke, Limpley Stoke, Wiltshire, BA2 7FR – planning ref: 17/02862/FUL. Link to google image here.

The property is not located within a Conservation Area and the closest listed building is the Grade II listed Lower Hayze (List Entry Number: 1285582), circa 140m to the north west. The proposal will have no impact upon the listed building.