



Figure 2 Birds Eye View from South
with existing rear extension on the left of image

In April 2025 a second application **PL/2025/01060** gained consent for a second revised rear extension. This scheme proposed a stone built dining hall with a contemporary flat roofed garden room adjacent {figs3&4}.

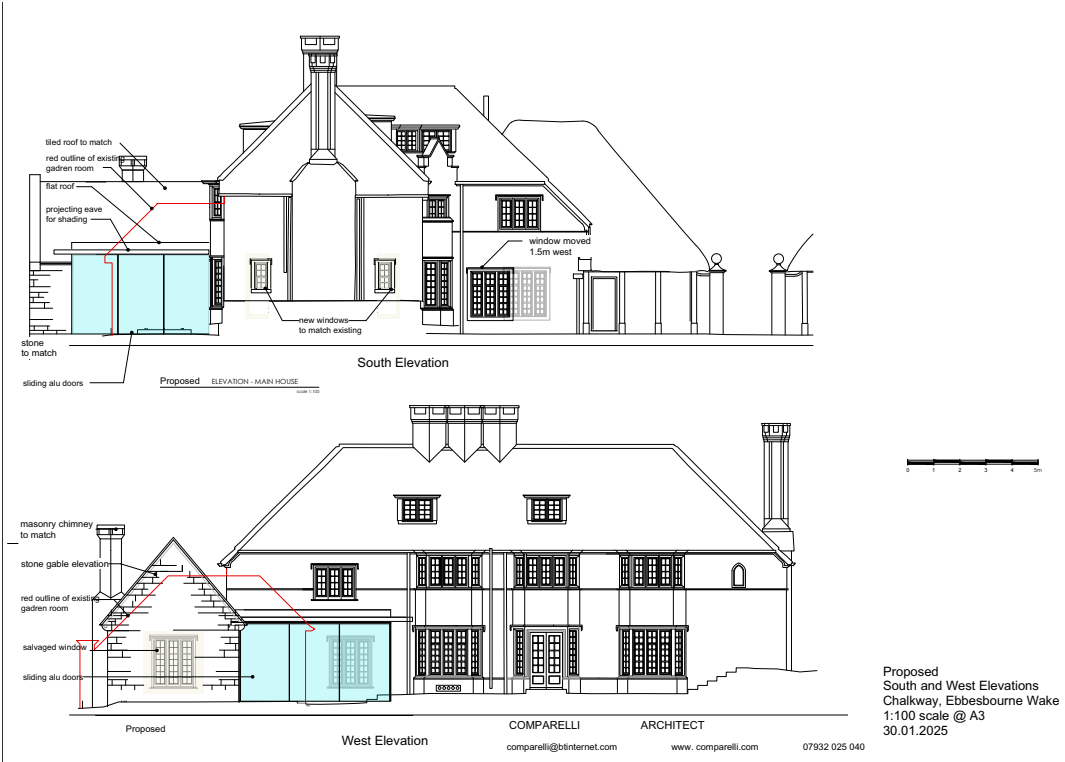


Figure 3 South and West Elevations of consented 2025 rear extension

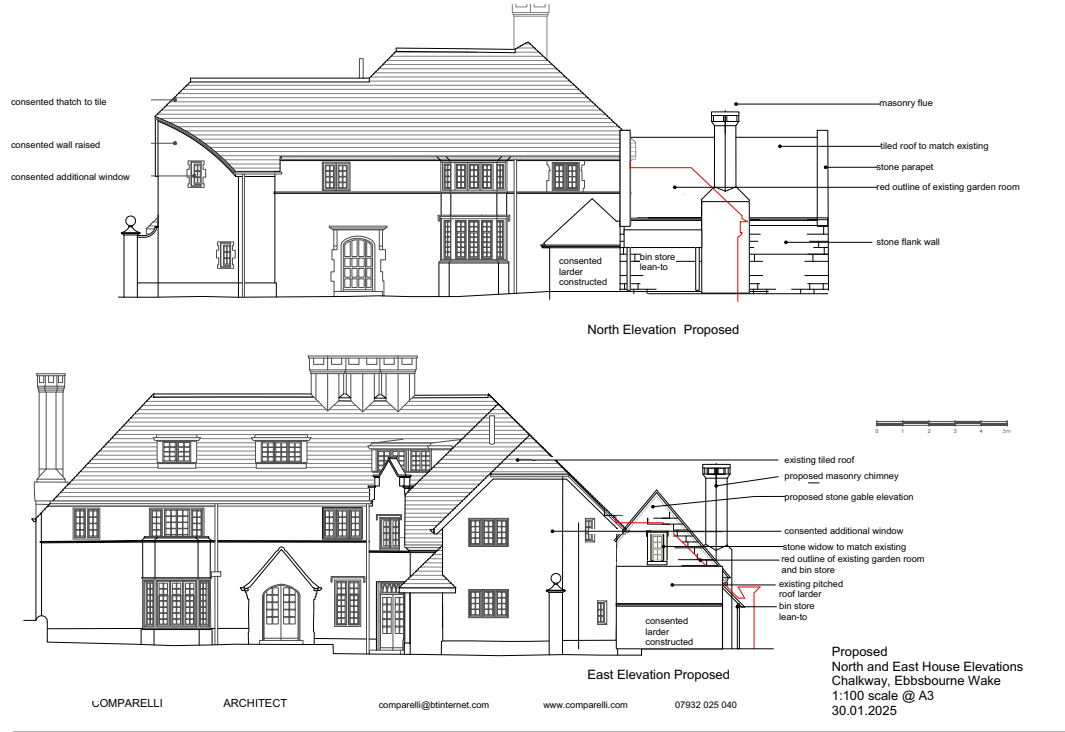


Figure 4 North and East Elevations of consented 2025 rear extension

Proposal

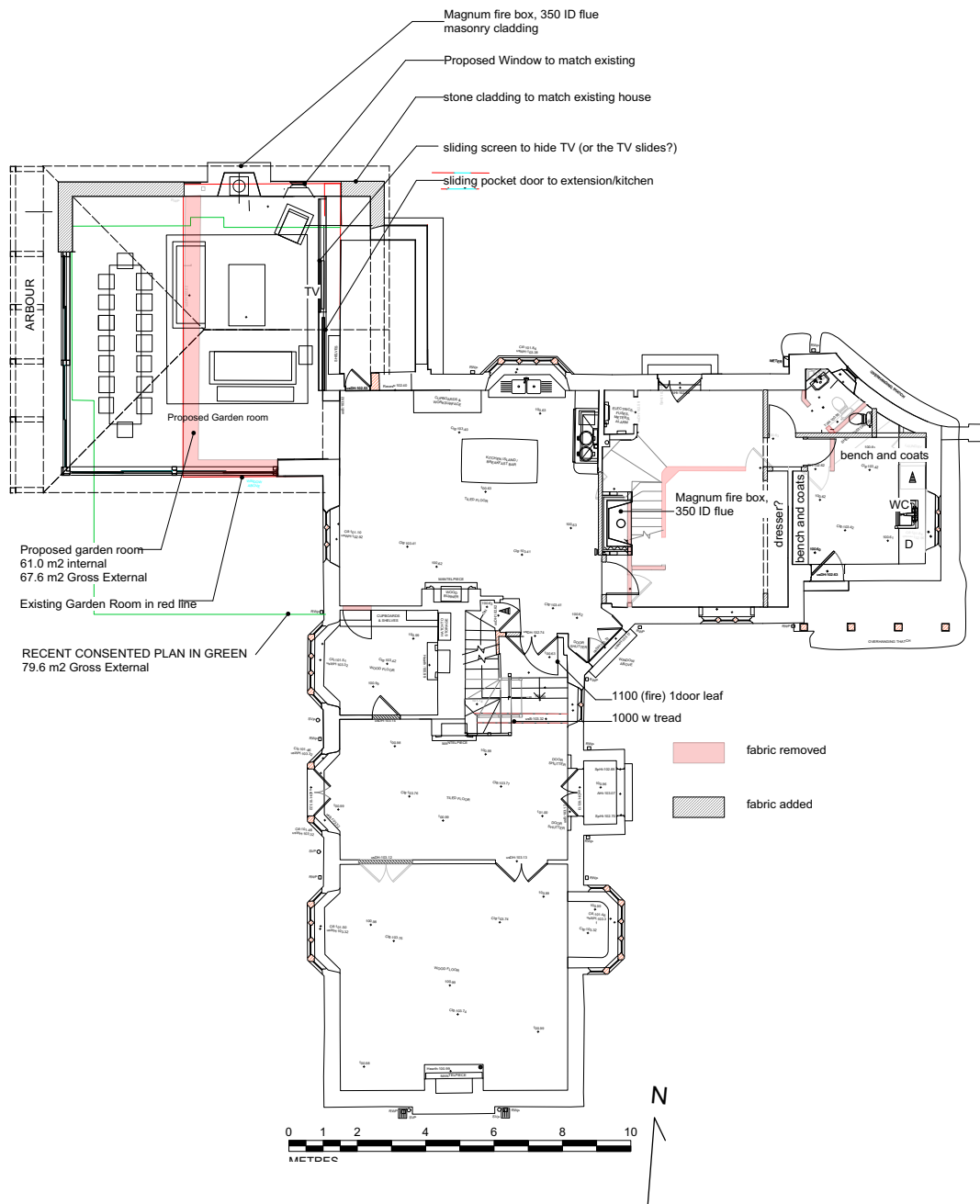
This application seeks consent for a third variation of a rear extension where the proposed stone clad dining space and fully glazed garden room are combined under a single pitched roof.



Existing and Proposed
West Elevations
Chalkway, Ebbesbourne Wake
1:100 scale @ A3
09.01.2026

Figure 5 Existing and Proposed West Elevations

Layout



Proposed Hs GR FI Plan
Chalkway, Ebbesbourne Wake
1:100 scale @ A3
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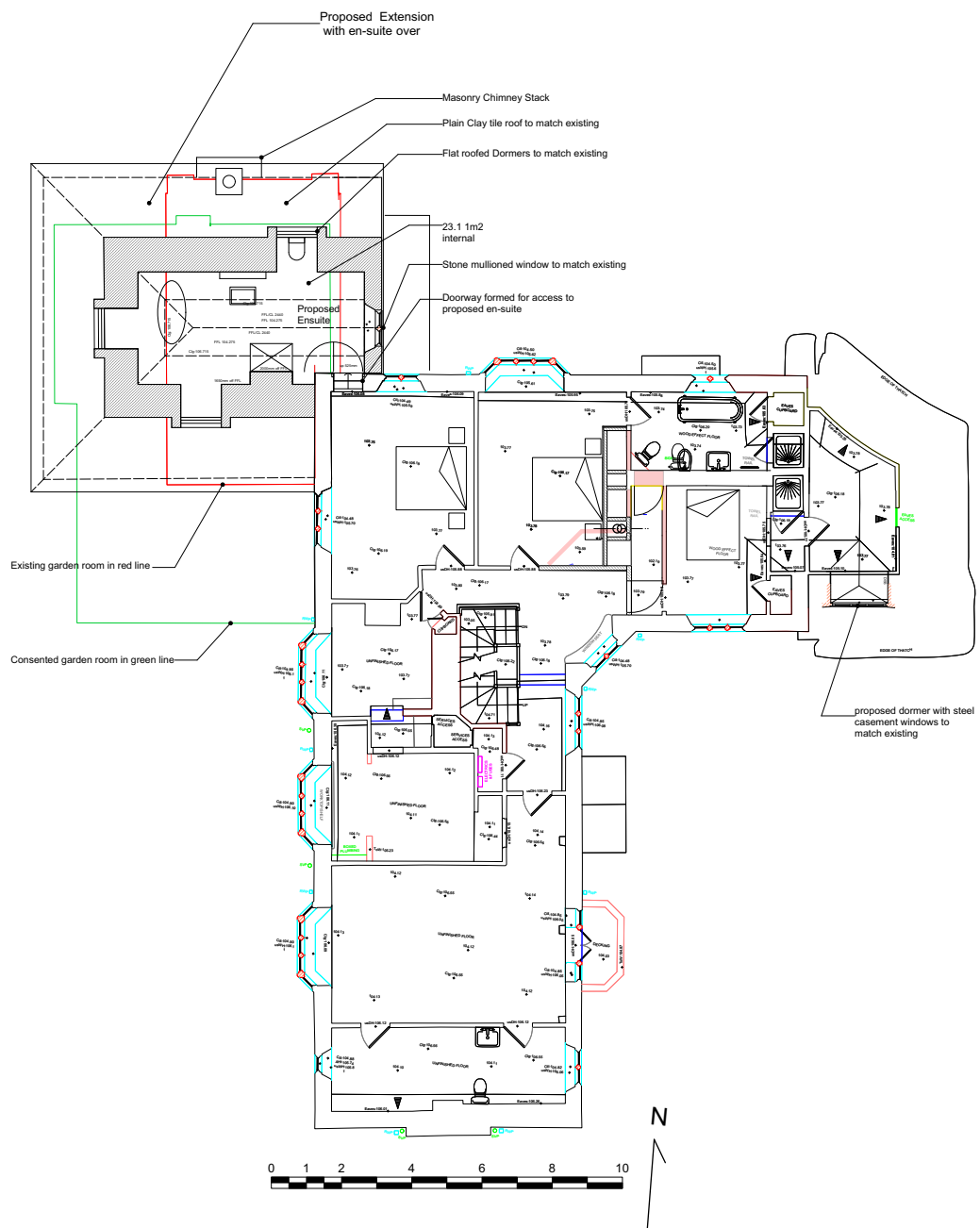
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Figure 6

Proposed GR FL Plan



Proposed Hs 1st Fl Plan
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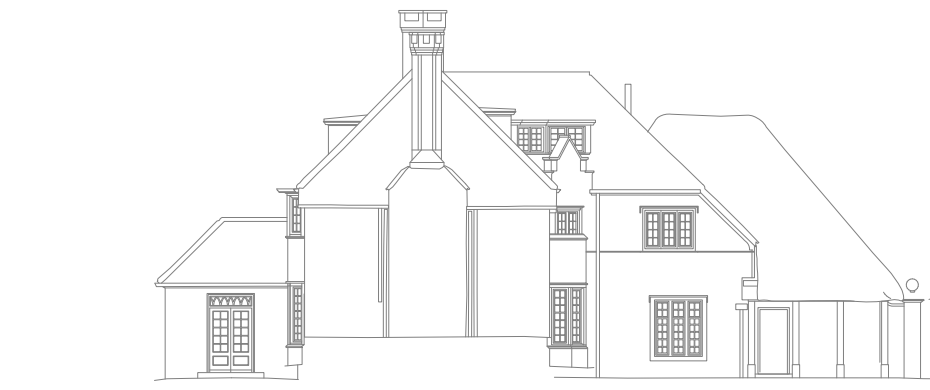
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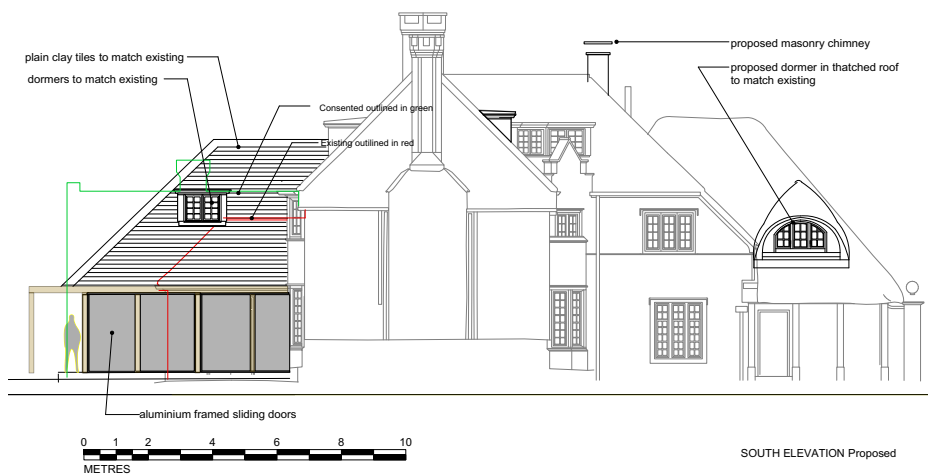
Figure 7. Proposed First Floor Plan

Scale

From the 2025 consented extension this proposed rear extension scheme would reduce the plan of the house by 13 m² {fig. 6}. The two rooms of the previous scheme have been combined into one larger room and covered in a pitched roof to match in both the slope and plain clay tile of the house. While the plan of the extension is smaller in area than the previous scheme its square shape and sloped roof has necessarily raised the ridge by approximately 1.5m. We believe this new, larger mass is an appropriate addition to the west of the main house as it would balance the thatched 'extension' to the east and appropriately support the given Arts and Crafts narrative and tectonic of the house. Also, the ridge of the proposed extension remains more than 2.0m below the ridge of the main house and 0.7m below the thatch ridge thereby ensuring it is subservient to both {fig. 8}.



SOUTH ELEVATION Existing



SOUTH ELEVATION Proposed

Existing and Proposed
South Elevations
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Figure 8. Existing and Proposed South Elevations

Landscaping

The existing paved area off the rear extension will be lifted and moved to the south to form a dining terrace off the proposed rear extension.

Appearance

The replacement dwelling was built in 2000 as an Arts and Crafts style ensemble. Part of its narrative is to appear as a large, Elizabethan house with attached ancient and humble thatched structures. Elizabethan windows, arched headed doors and accretions such as the bay windows and porches support this assemblage approach.

The existing garden room does not support this narrative as well as it could. It is very small relative to the house feeling suburban in scale and its mock gothic window treatment demeans the greater narrative {fig.5}.

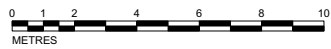
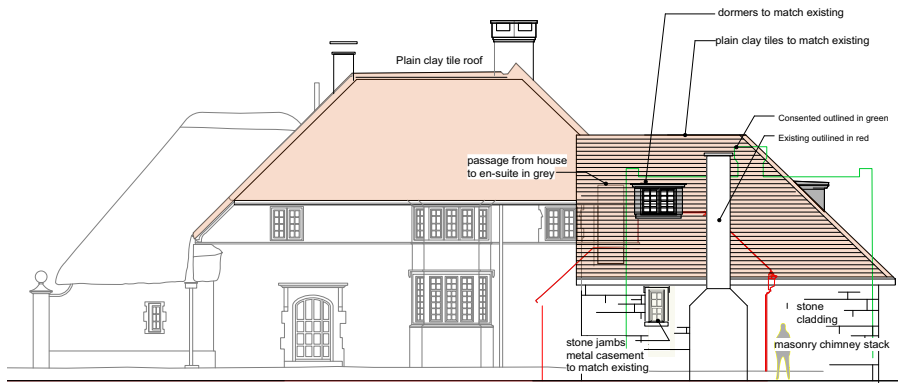
The consented rear extension from the 2019 application choose to replace the existing, extension with a longer, flat roof Georgian 'orangery'. While this may have added to the narrative of accretion its choice of style it was neither pre Raphaelite nor contemporary and the space provided was too long and narrow so again failed to sit well within the greater ensemble and provide a sufficient living space off the kitchen{fig.1}.

The consented rear extension from 2025 proposed a pair of 'ancient' and contemporary rooms {fig.4}. This managed to work with the narrative of the house adding a more, 'of our day' modern element towards the garden and an ancient aspect to the lane and entry elevation. However, the contemporary room to the garden 'landlocked' the kitchen while the dining element was too detached.

This proposed rear extension scheme addresses these issues by creating a single room with living and dining space set further north of the kitchen. It is enclosed by a single roof with tiles, dormers and slope to match the massive Arts and Crafts roofs of the main house. Its north and east elevations are stone clad with inset stone mullioned windows and a proud masonry flue {fig.9} while the garden facing, south and west elevations are fully glazed to the underside of the eaves. This mix of new and old within the tectonic of the given Arts and Crafts context, we feel, produces a more appropriate solution than the previous schemes {figs 5 & 8}.



NORTH ELEVATION Existing



NORTH ELEVATION Proposed

Existing and Proposed
North Elevations
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Proposed South and West Hs Elevations

Access

Vehicle and pedestrian access will remain unchanged.

End of Design and Access Statement