

Rowan Height

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Proposed planning application to replace a flat roof with a pitch roof and convert a single storey garage into a bedroom suite, infill the covered link to create a new entrance and add a single storey side extension to enlarge the kitchen dining area. New triple garage/carport:

**Rowan Height,
Downton Hill,
Redlynch,
Salisbury,
Wiltshire,
SP5 2JF**

Client: Mr and Mrs Proudley

Planning

January 2026

0458-02-001

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Schedule:

The following drawings are included with the document:

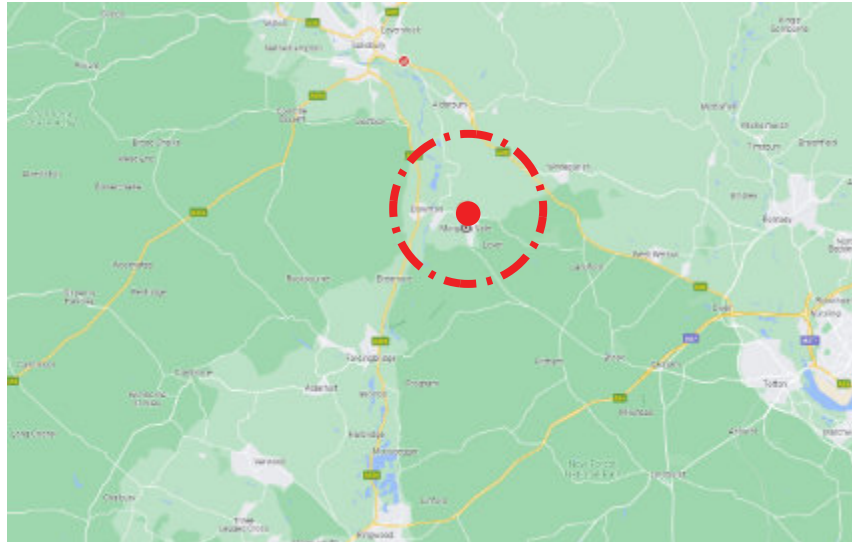
- 0458-02-001 - Location plan @1:1250/1:500
- 0458--02-002 - Existing floor plans @1:100
- 0458--02-003 - Existing roof plan @1:100
- 0458--02-004 - Existing elevations @1:100
- 0458--02-005 - Existing elevations @1:100
- 0458--02-006 - Proposed Site plan @1:250
- 0458--02-007 - Proposed plans @1:100
- 0458--02-008 - Proposed roof plan @1:100
- 0458--02-009 - Proposed elevations @1:100
- 0458--02-010 - Proposed elevations @1:100
- 0458--02-011 - Proposed garage @1:100

Design team:

Architects - Birch Architects

1.0 Introduction

1.1 Site Location



SITE LOCATION:

Rowan Height is located off Downton Hill in the village of Redlynch near Salisbury. It has good access to the A338 and A36 and nearby towns of Fordingbridge, Ringwood, Southampton and Salisbury.

This document supports a planning application to add a pitch roof and convert an existing garage into a bedroom suite, infill a link roof to create a new entrance along with a side single storey extension to create a larger kitchen dining area. There will also be a triple garage/carport.

The site is outside of the conservation area and NFN.



1.0 Introduction

1.2 Site Images



VIEW 02



VIEW 03

KEY PLAN



VIEW 01



VIEW 04



VIEW 05

2.0 Design statement

2.1 Statement

PROPOSAL

This document supports a planning application to add a pitch roof and convert an existing garage into a bedroom suite, infill a link roof to create a new entrance along with a side single storey extension to create a larger kitchen dining area. There will also be a triple garage/carport.

Introduction

Mr and Mrs Proudley have owned Rowan Height for several years. The house is on a large secluded plot but offers modest accommodation for a family. This presents an opportunity for a complete refurbishment and extension to update the property for modern living and make a more sustainable dwelling as the family grows. The house is in the village of Redlynch located in South Wiltshire.

Rowan Height is a modest detached traditional brick built 3 bed bungalow with a tile roof. There is a flat roof covered area/carport leading to the front entrance and this links to a flat roof single brick built garage. The main entrance is poorly defined and presents an unresolved front elevation. The owners would like to create a new entrance hall, a master suite in the existing garage and a modern kitchen living/dining/area. They would also like to build a detached triple garage/carport to the front of the plot.

Design:

The open flat roof area, linking the house to the existing garage, will be infilled to create a large entrance hall. This will have storage space and lead to a new cloakroom near the entrance and a new master bedroom suite located in the existing converted garage. The flat entrance roof will have a roof lantern bringing light into the centre and a glazed back door at the rear leading to the garden. There will be a new vaulted pitched roof over the garage which will be thermally upgraded to create the bedroom, ensuite and cloakroom. The garage door opening will be bricked up and clad. Existing windows will be either blocked up or enlarged to allow for light and ventilation along with escape routes. There will be new rooflights to improve ventilation and light, and a larger window to the rear overlooking the garden.

Internally the new entrance will lead to an open plan kitchen/living /dining room. There will be a new clad side extension which will

enhance the kitchen dining area and provide a fantastic light filled area for the whole family. This will have a flat roof and roof lantern. Sliding doors will open up to the North West and allow views and connection to the garden.

The triple garage/carport will have timber cladding and a tiled pitch roof. It will include an electric charging point. The drive area will be finished with tarmac.

Materials:

The side extension will have brickwork to match the existing brick. The walls will be finished in horizontal cladding. The garage roof will be a tile to match the existing roof tiles with velux rooflights. The existing garage walls will have render with timber cladding to the gables at high level. The new flat roof to the link and the side extension will be a warm single ply membrane roof with a roof lantern. The windows will be timber style white UPVC to match the main house, and the sliding doors will be grey.

The existing house will be clad with timber cladding at gable high level and the walls will be rendered.

The triple garage/carport will have barn doors on the first carport. It will have plain roof tiles, horizontal timber cladding and oak frame

Works required:

The dilapidated flat roof will be removed and the garage walls retained. The front and side windows will need to be blocked up with brick to match.

The garage floor slab will be retained and there will be an insulated floating floor. The walls will be lined internally with an insulated stud work frame and breather membrane. The new roof will be vaulted and insulated at rafter level.

In the new side extension there will be a block and beam floor. The walls will be insulated masonry cavity construction and there will be a warm flat roof.

Rainwater from all the new roof area will be taken to downpipes running into the existing soakaway to the front. The new ensuite waste will run into the existing foul drainage.

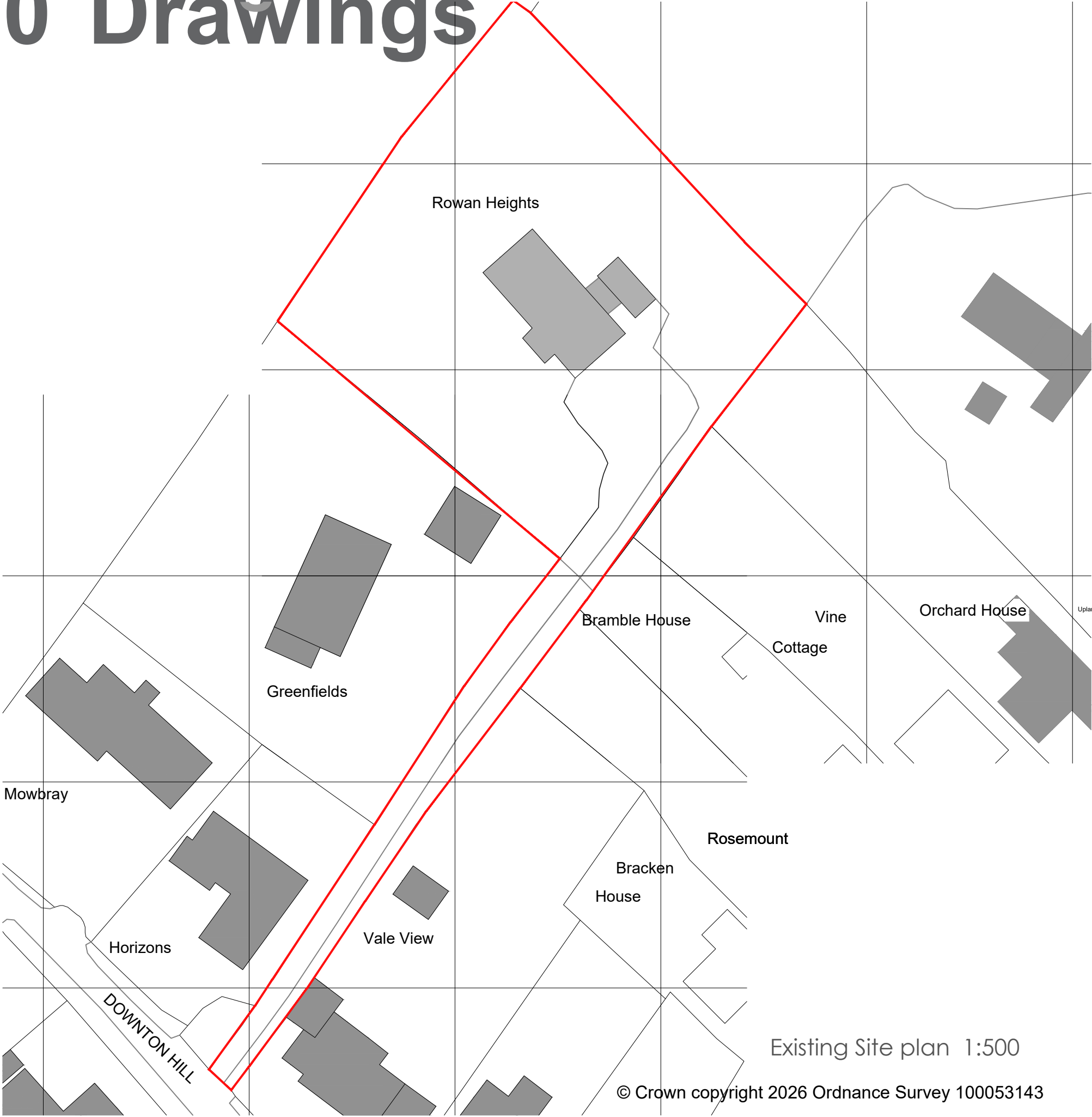
Conclusion:

The new extension will create a social kitchen/living space and retain the proportions and rooms of the original bungalow. The garage conversion will provide a master suite with modern facilities and the new entrance will be much clearer from the front of the house and tie the whole house together. The extension massing, materials and form have all been carefully designed to compliment and improve the original home.

We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that planning approval is issued.

3.0 Drawings

Dimensions must not be scaled from this drawing.



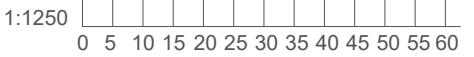
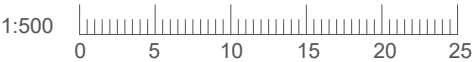
Existing Site plan 1:500

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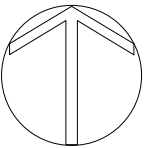
Site Location plan 1:1250

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Rev -

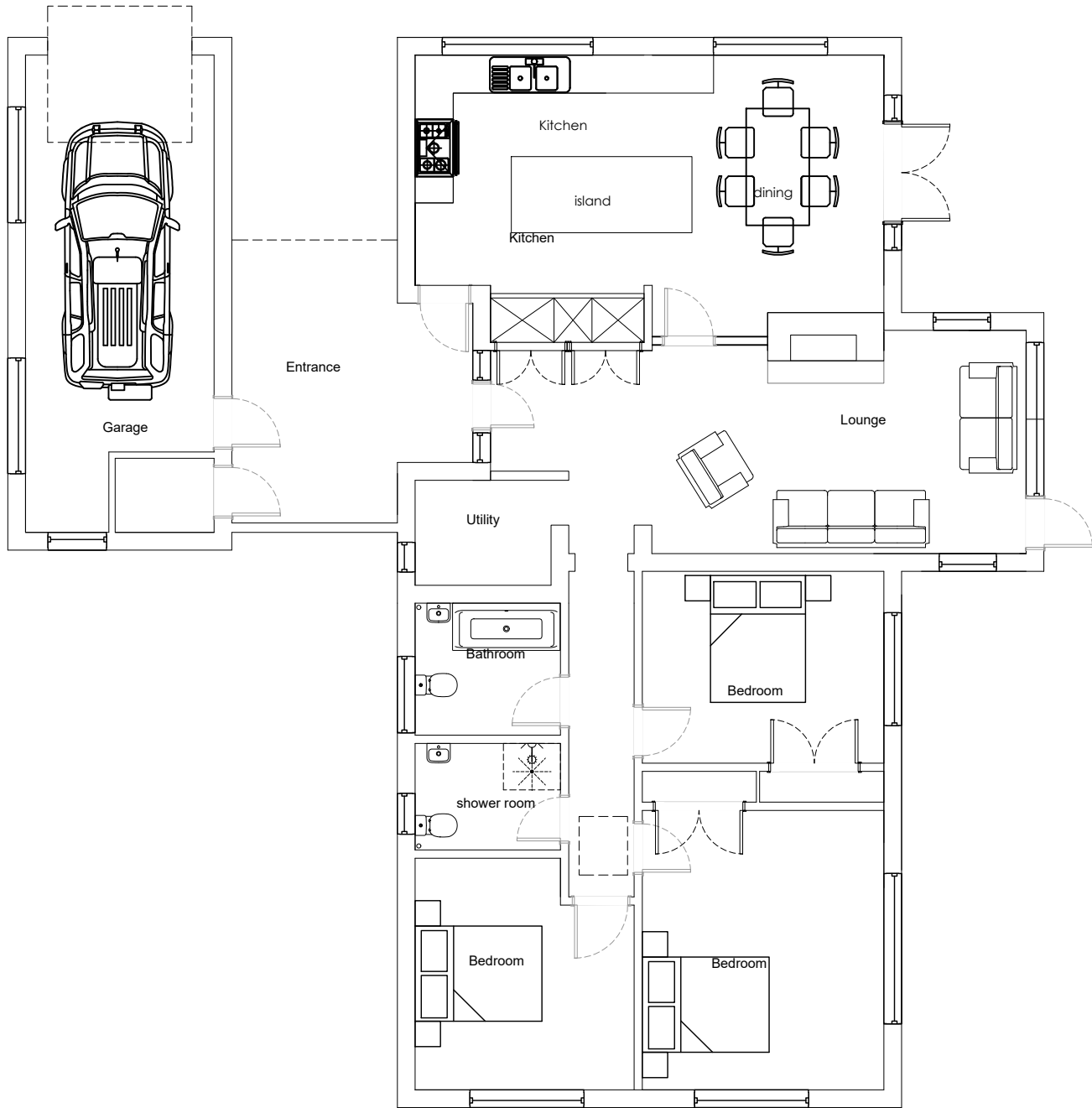
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Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-001	Revision:
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	Check: NB		



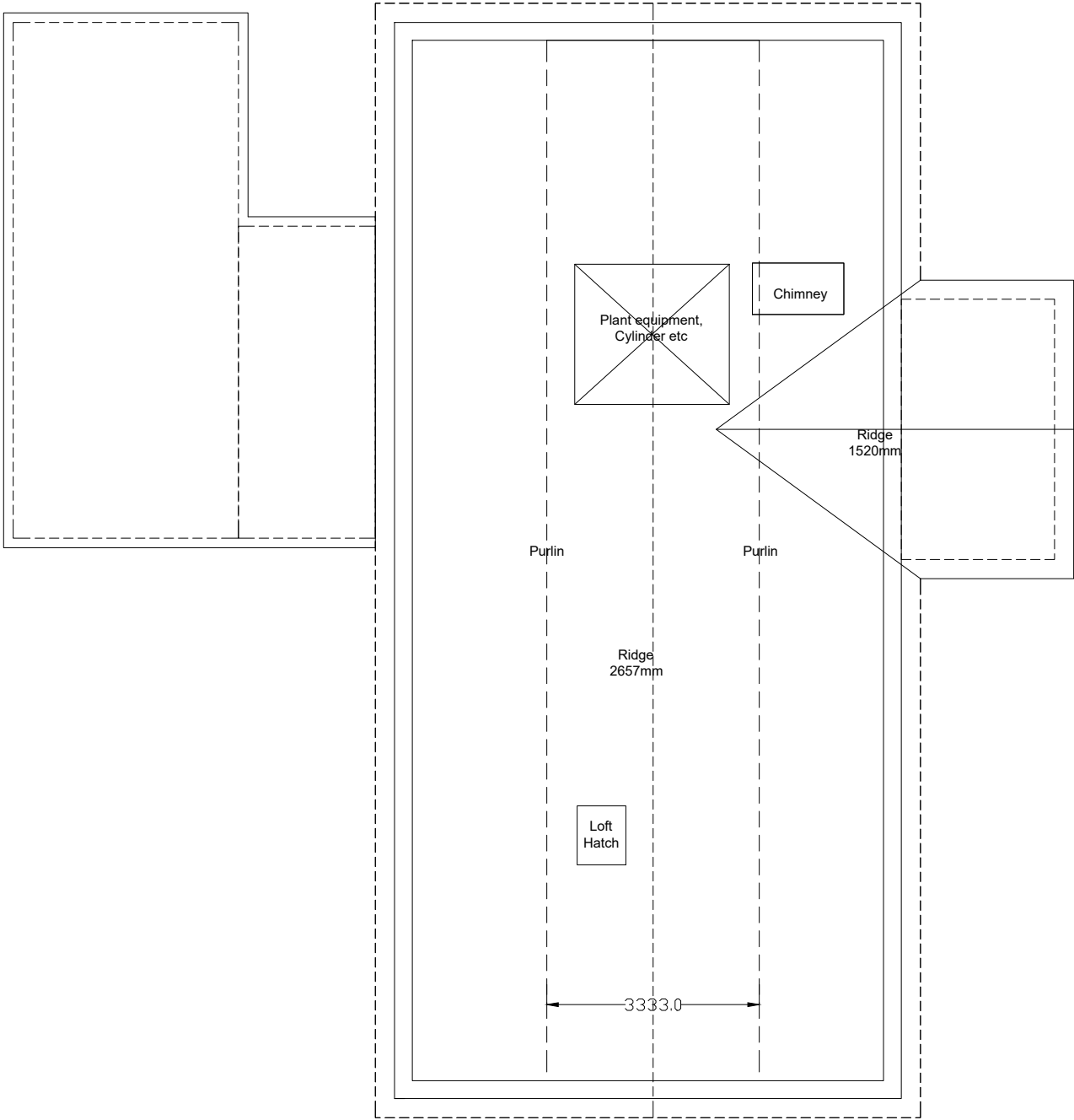
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Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
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3.0 Drawings

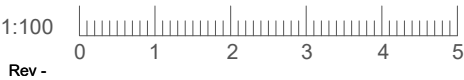
Unless for planning purposes



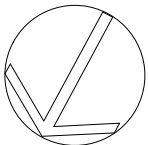
Existing Ground Floor Plan 1:100



Existing loft Plan 1:100



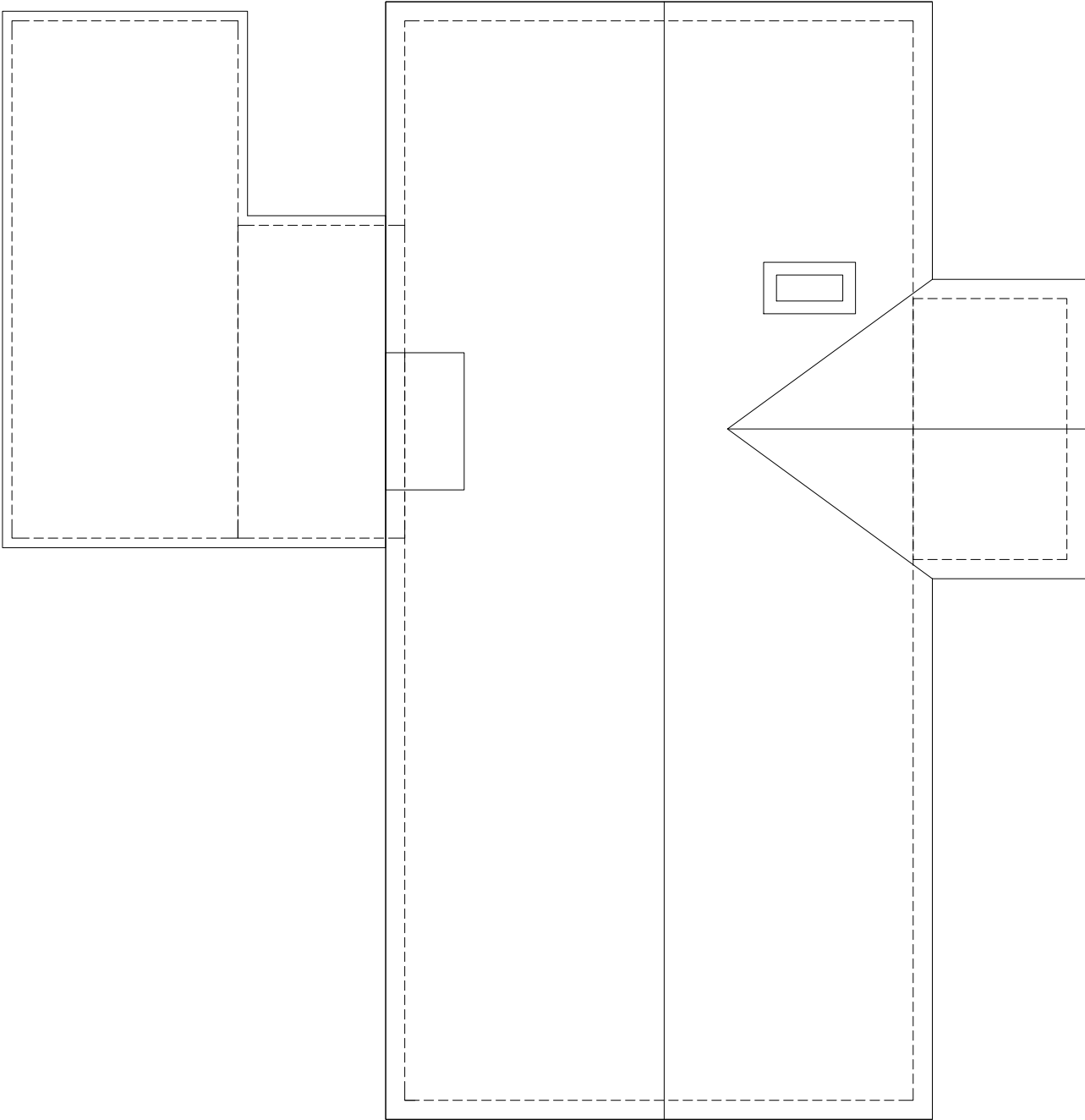
Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-002	Revision:
Title: Existing Floor plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Dec. 2025



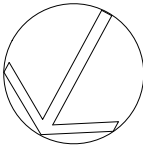
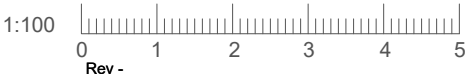
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3.0 Drawings

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Existing Roof Plan 1:100



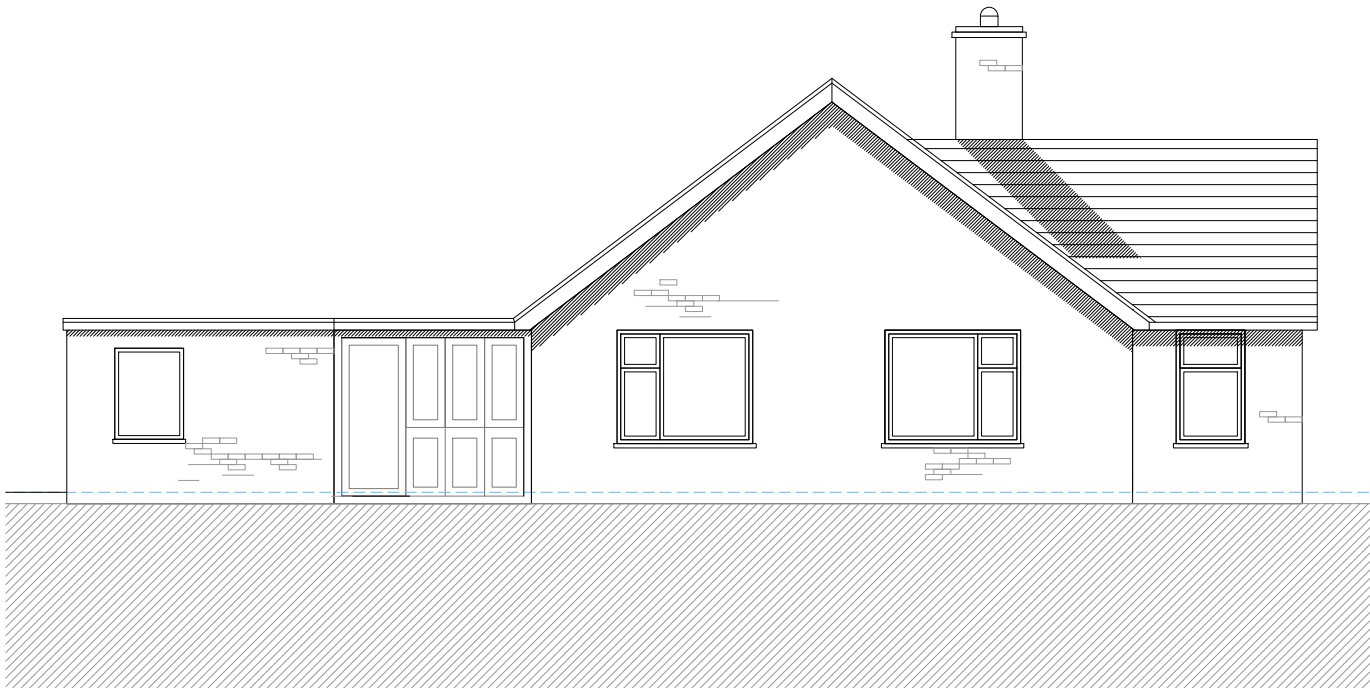
Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-003	Revision:
Title: Existing Roof plan	Drawn: sb Check: NB	Scale: 1:100@a3	First Issue: Dec. 2025
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3.0 Drawings

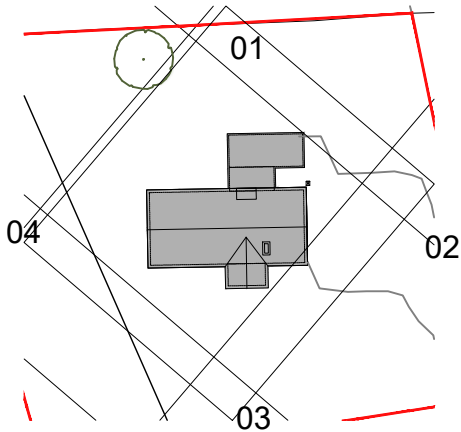
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Existing Elevation 02 1:100



Existing Elevation 04 1:100



Rev -

Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-004	Revision:
Title: Existing Elevations 01	Drawn: sb Check: NB	Scale: 1:100@a3	First Issue: Dec. 2025

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3.0 Drawings

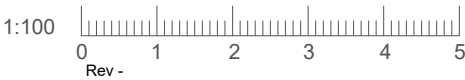
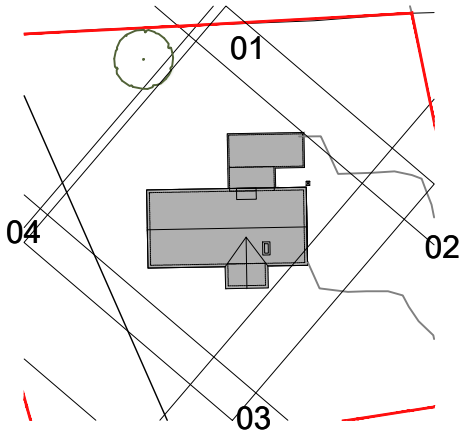
Unless for planning purposes



Existing Elevation 03 1:100



Existing Elevation 01 1:100



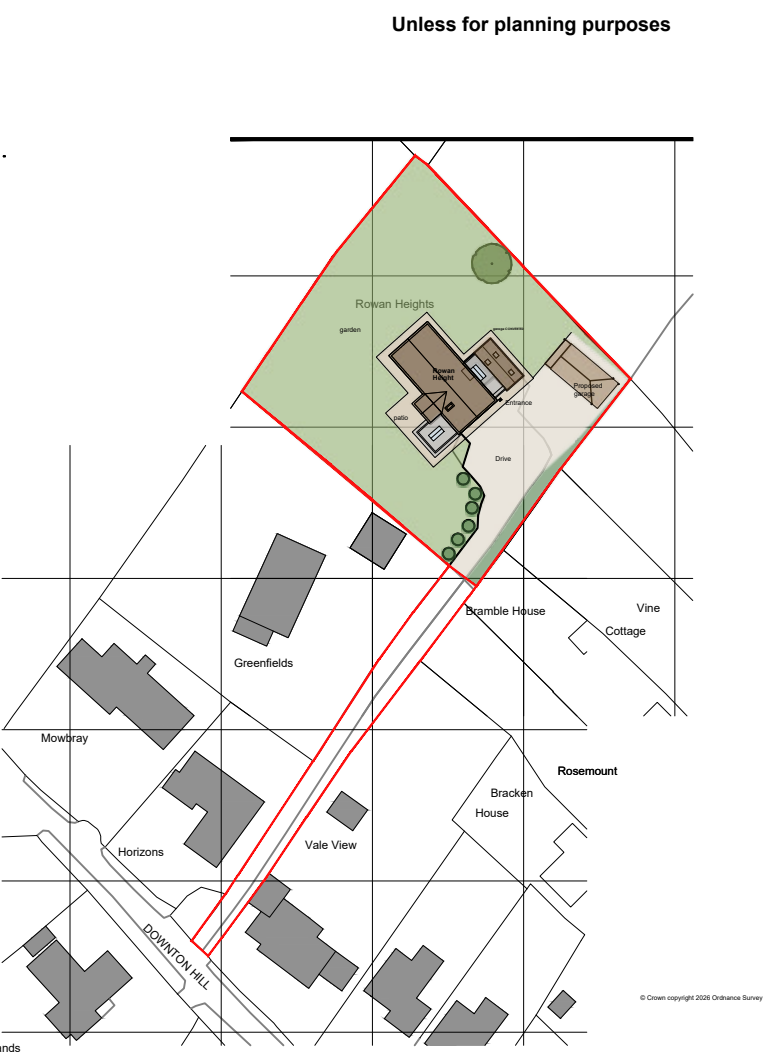
Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-005	Revision:
Title: Existing Elevations 02	Drawn: sb Check: NB	Scale: 1:100@a3	First Issue: Dec. 2023

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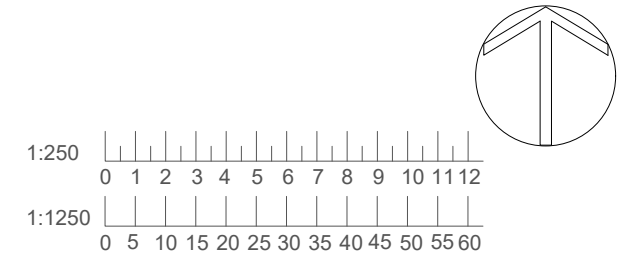
3.0 Drawings



Proposed Site plan 1:250



Site Location plan 1:1250



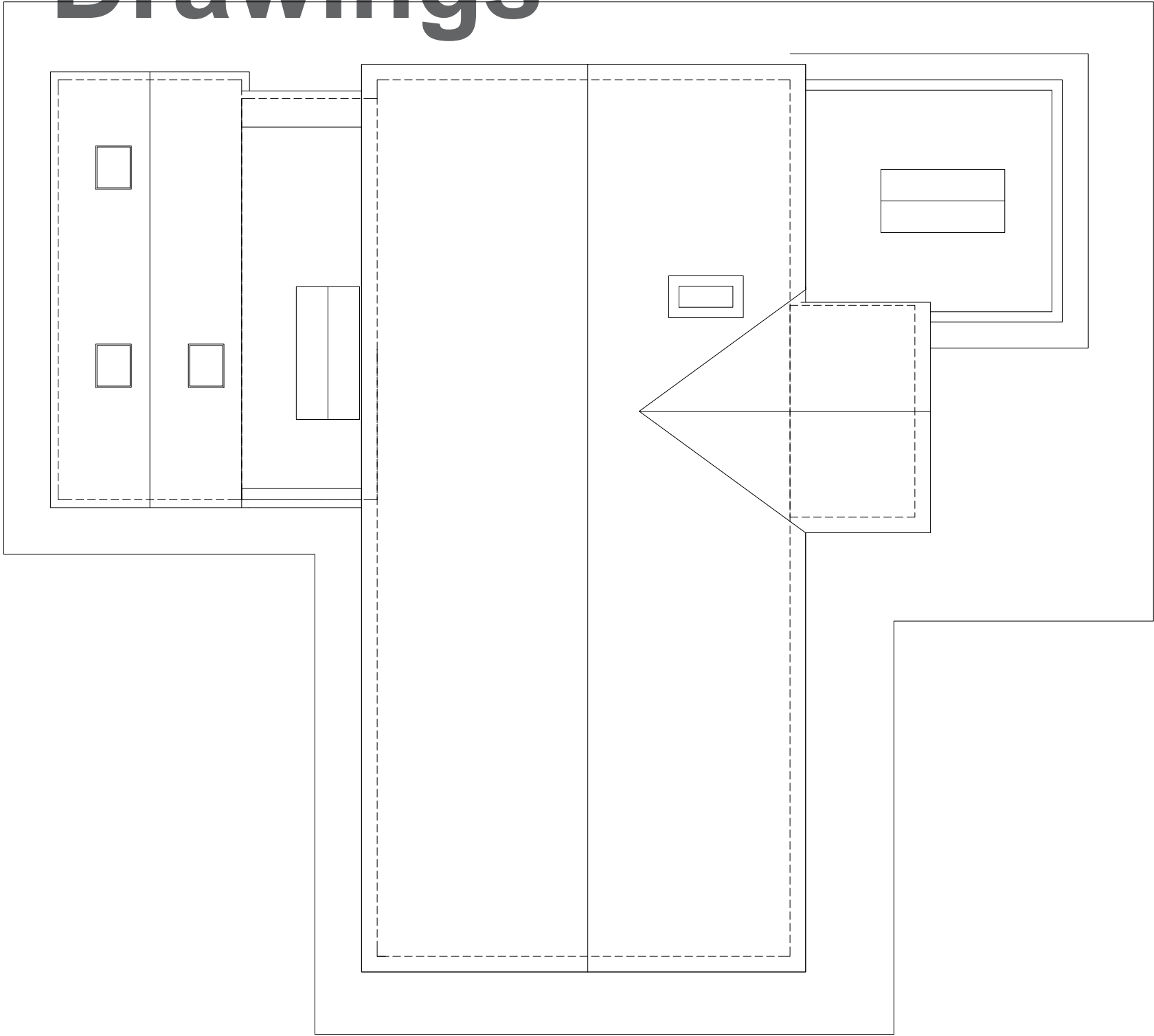
Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-006	Revision:
Title: Proposed Site plan	Drawn: sb Check: NB	Scale: 1:250/1250@A3	First Issue: Dec. 2025

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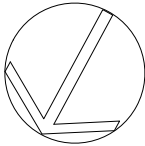
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3.0 Drawings



Proposed roof plan 1:100

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Title: Proposed roof plan	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Dec. 2025
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3.0 Drawings

Unless for planning purposes

- Material Key:
1.

Roof - tiles to match existing.
2.

Roof - warm flat roof - SPM light grey.
3.

windows - UPVC white to match existing.
4.

grey sliding doors.
5.

Walls - plinth brickwork to match existing.
6.

Walls - light colour render.
7.

fascias and soffits - white to match existing.
8.

Walls - Timber cladding.
9.

Oak frame to garage.
10.

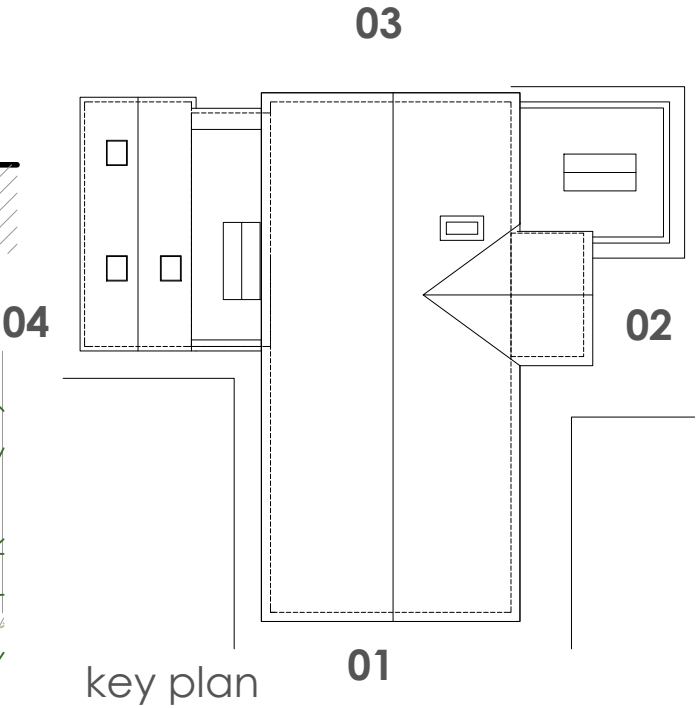
Timber garage double doors.



04 - Proposed side elevation 1:100



03 - Proposed front elevation 1:100



Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-009	Revision:
Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Dec. 2025

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3.0 Drawings

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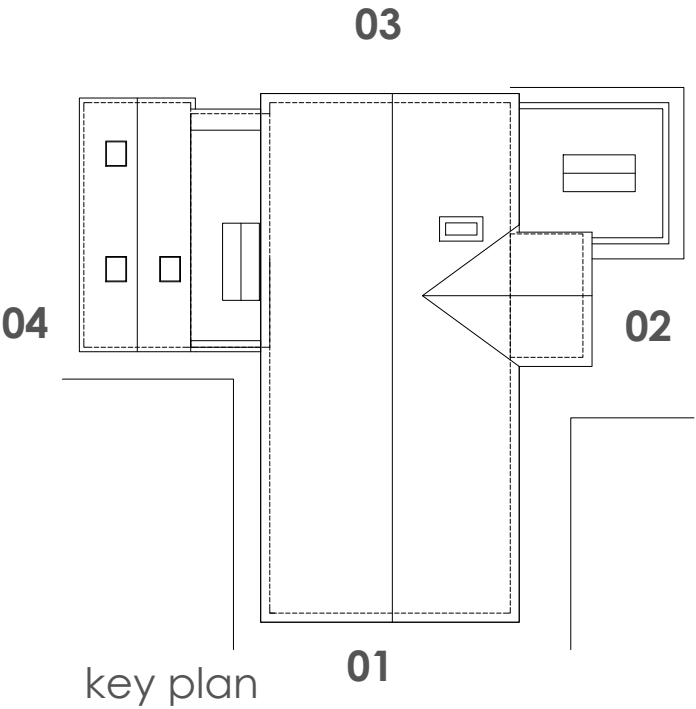


02 - Proposed side elevation 1:100



01 - Proposed rear elevation 1:100

- Material Key:**
- 1. Roof - tiles to match existing.
 - 2. Roof - warm flat roof - SPM light grey.
 - 3. windows - UPVC white to match existing.
 - 4. grey sliding doors.
 - 5. Walls - plinth brickwork to match existing.
 - 6. Walls - light colour render.
 - 7. fascias and soffits - white to match existing.
 - 8. Walls - Timber cladding.
 - 9. Oak frame to garage.
 - 10. Timber garage double doors.



1:100 0 1 2 3 4 5

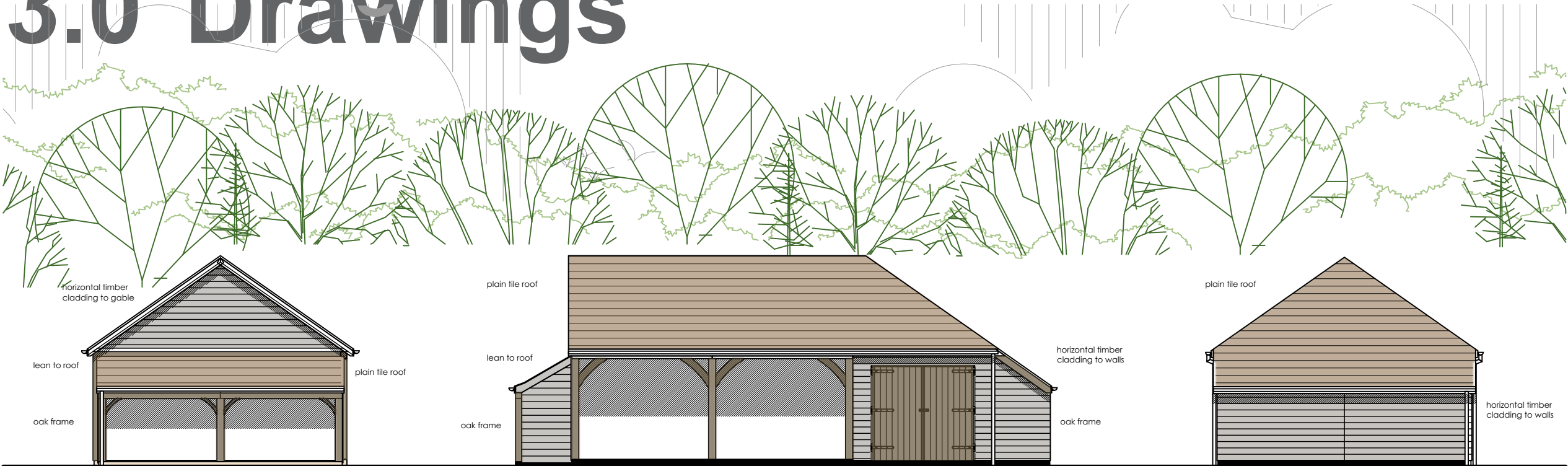
Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-010	Revision:
Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Dec. 2025

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3.0 Drawings

Unless for planning purposes

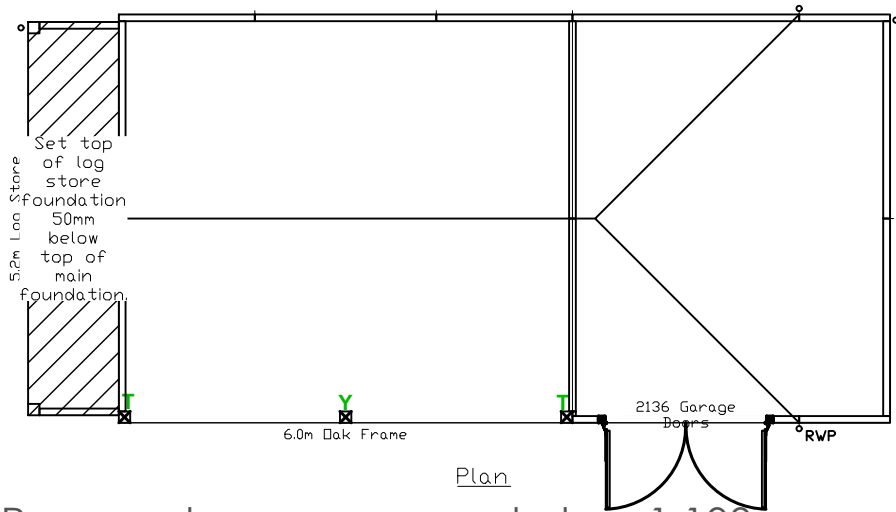
- Material Key:**
- 1. Roof - tiles to match existing.
 - 2. Roof - warm flat roof - SPM light grey.
 - 3. windows - UPVC white to match existing.
 - 4. grey sliding doors.
 - 5. Walls - plinth brickwork to match existing.
 - 6. Walls - light colour render.
 - 7. fascias and soffits - white to match existing.
 - 8. Walls - Timber cladding.
 - 9. Oak frame to garage.
 - 10. Timber garage double doors.



02 - Proposed side elevation 1:100

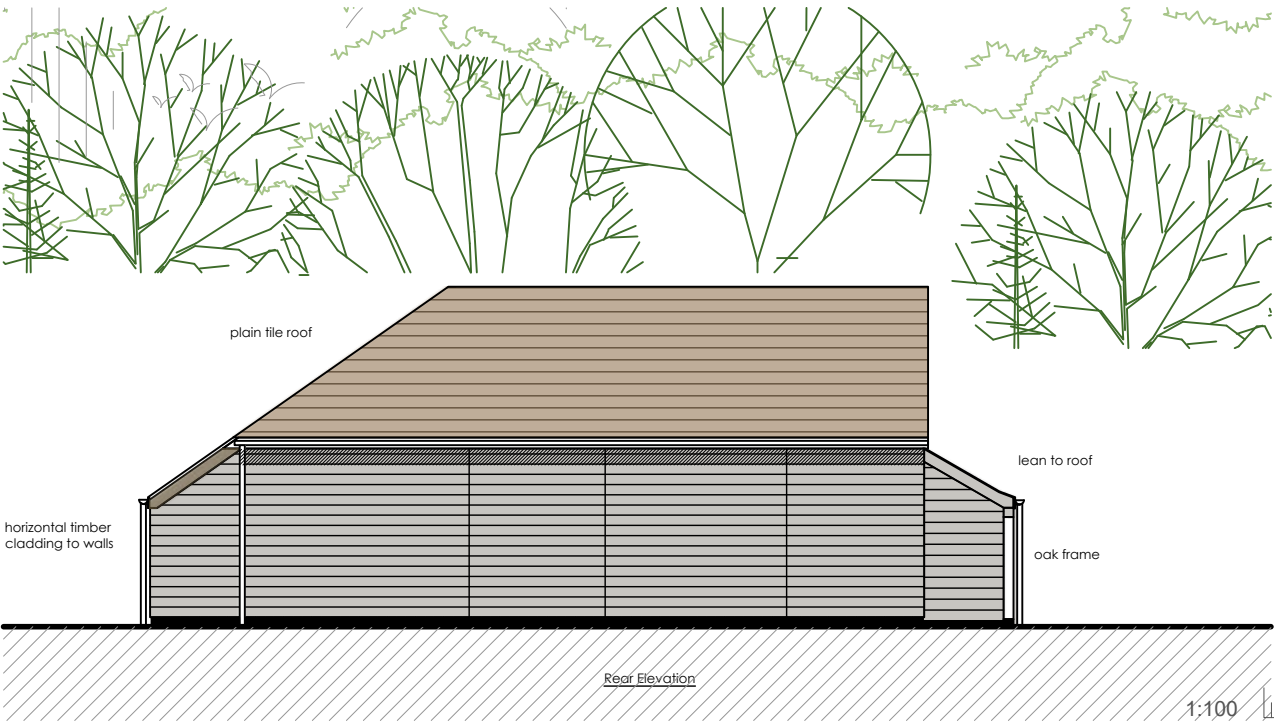
01 - Proposed front elevation 1:100

04 - Proposed side elevation 1:100



Proposed garage ground plan 1:100

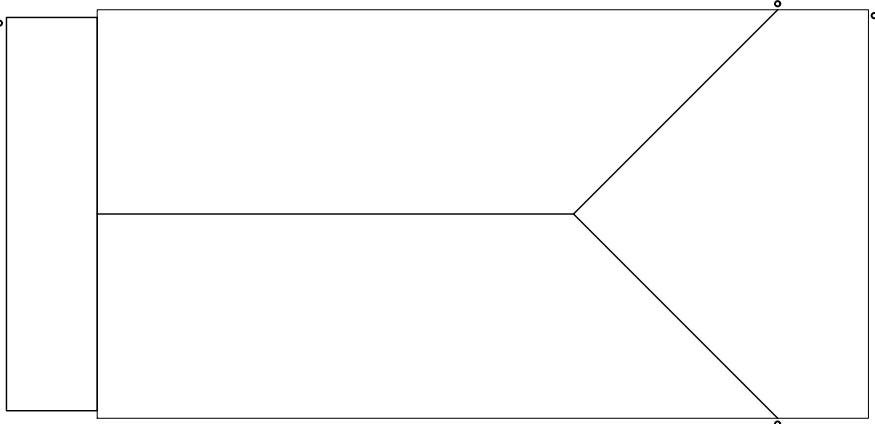
03



03 - Proposed rear elevation 1:100

02

04



Proposed garage roof plan 1:100

Client: Mr and Mrs Proudley		Planning	
Project: Rowan Height, Downton Hill, Redlynch, Salisbury, Wilts, SP5 2JF		Drawing No: 458-02-011	Revision:
Title: Proposed garage	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Dec. 2025

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4.0 Precedents & Materials

4.1 Proposed



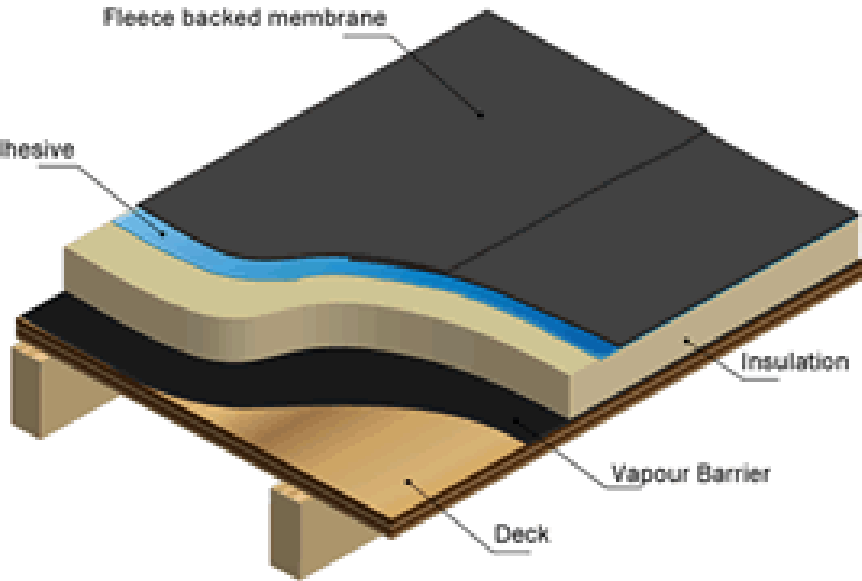
Bricks to match existing



Velux rooflight



Tile to match existing



Single ply membrane to warm flat roof



Horizontal cladding to walls



light colour render to walls

Roof lantern



Grey frame sliding doors



Contact

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