

Commentary on householder planning application

Fosse barn extension

Fosse Barn, North Wraxall, SN14 7PQ

For

Mr & Mrs Marcus

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Image 1: Aerial view of site, arrow showing location of proposed extension

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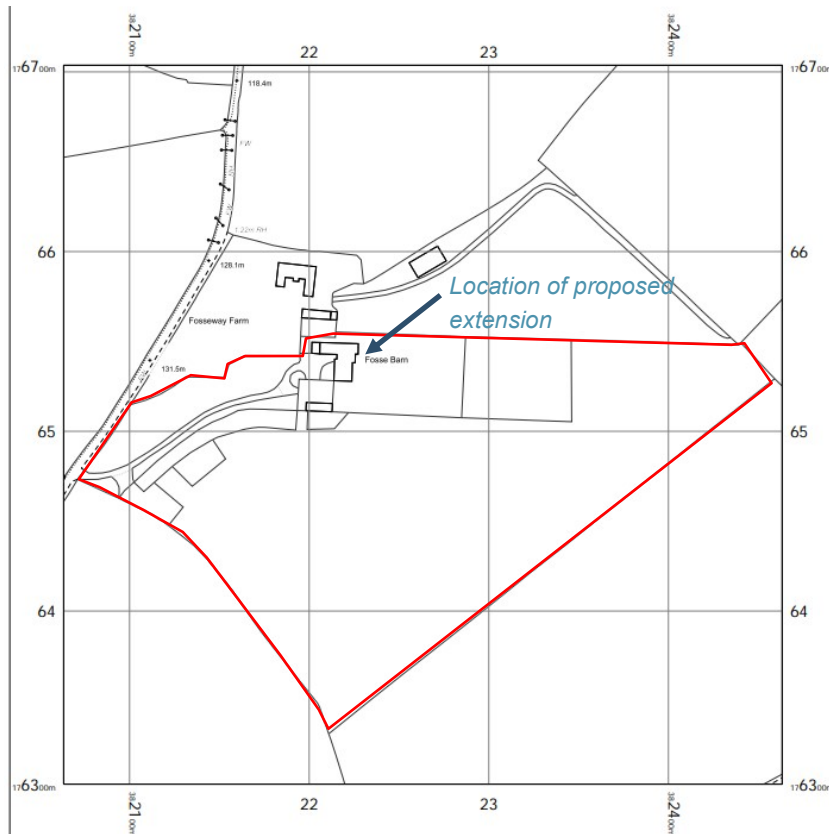


Image 2: Ordnance Survey Map with extent of site outlined in red

This application is for a proposed single storey extension to the rear of the existing dwelling, to form an open plan kitchen, living & dining space.

The existing dwelling was subject to a change of use application from a barn to a dwelling house. Full planning permission was granted on the 19th October 1987, application ref. N.87.2068.F. The conversion was subsequently completed. Due to the previous change of use the extension does not fall under permitted development and full planning permission is being sought. The site is not in a conservation area.

The proposed extension involves extending the existing breakfast room to form a living / dining space. The opening to the kitchen is to be widened to provide an open plan space that addresses the garden and maximises both views & light. Currently there is little connection with the garden from the kitchen & dining area and both are lacking in natural light. The proposed extension is discrete in appearance following the materials used in the host dwelling and modest in size so remaining subservient to the host dwelling.

A natural slate pitched roof is proposed to the extension and breakfast room, in keeping with the roof forms of the existing house. Rubble stone to match that of the existing house is proposed to all elevations. Timber windows and door are proposed throughout. Modern detailing is to be used so that while the materials and form match that of the host dwelling, the extension is a high quality design with a contemporary feel.



Image 3 & 4: Single storey breakfast room to rear of dwelling



Image 5: View from entrance drive way to front of house



Image 6: View to garden from rear patio area