

5 Tinneys Close

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**Proposed a planning application to create
a single storey flat roof side extension:**

**5 Tinneys Close,
Woodfalls,
Salisbury,
Wiltshire,
SP5 2LU**

Client: Mr and Mrs Rochefort

Planning

June 2026

0546-02-001

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Schedule:

The following drawings are included with the document:

- 0546-02-001 - Location plan @1:1250/1:500
- 0546-02-002 - Existing floor plans @1:100
- 0546-02-003 - Existing elevations @1:100
- 0546-02-004 - Proposed Site plan @1:250
- 0546-02-005 - Proposed plans @1:100
- 0546-02-006 - Proposed elevations @1:100
- 0546-02-007 - Proposed elevations @1:100

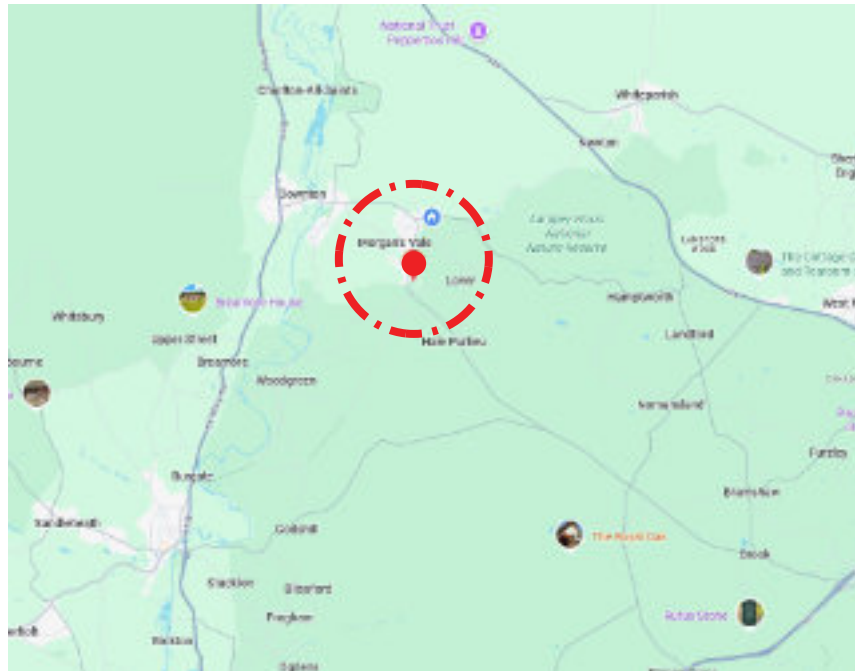
Design team:
Architects - Birch Architects

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1.0 Introduction

1.1 Site Location



SITE LOCATION:

No. 5 Tinneys Close is located off The Ridge in the village of Woodfalls 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 create a single storey side extension.

The site is outside of the New Forest National Park and the Conservation area.



1.0 Introduction

1.2 Site Images



KEY PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 06

2.0 Design statement

2.1 Statement

PROPOSAL

This document supports a planning application to create a single storey flat roof side extension.

Introduction

Having rented for a few years, Mr and Mrs Rochefort have recently purchased 5 Tinneys Close. It has had very little work carried out over the last 30 years and this presents an opportunity for a modest rear extension to update the property for modern living and make a more sustainable dwelling for future occupants. The house is in the village of Woodfalls located in South Wiltshire.

5 Tinneys Close is a traditional brick built detached 3 bed bungalow on a Close with similar properties. There is a large space to the rear and a boundary wall with no.4. There is a level change at this point; No.5 is elevated above no.4. The property is well laid out but lacks storage space and utility space linking the garden at the house.

Design:

The existing rear steps will be removed. The proposal is to create a single storey side extension with the side external wall becoming the boundary wall to No. 4. The extension will have a flat roof with a pair of roof lanterns to bring in natural light. There will be a door and windows to each end allow access fro the garden and to the garden facing the Close. There will be a parapet along the boundary wall with all storm water brought onto and drained from the new roof.

Internally the extension will create a new open plan utility space. It will be accessed off the kitchen and have a door each end to allow access. There will be a high level window on the boundary for natural light and roof lanterns. The floor will be level with the existing house level and each end there will be steps down to ground level.

Materials:

The extension will have a brickwork to match the house. The flat roof will be a grey single ply membrane warm roof. The windows will be timber style white UPVC to match the main house.

Works required:

As there is a level drop at the rear the extension will require block and beam floor. The walls will be insulated masonry cavity construction. The roof will be a warm roof with insulation on top of the deck. There will be a parapet along the boundary elevation with overhanging eaves each end.

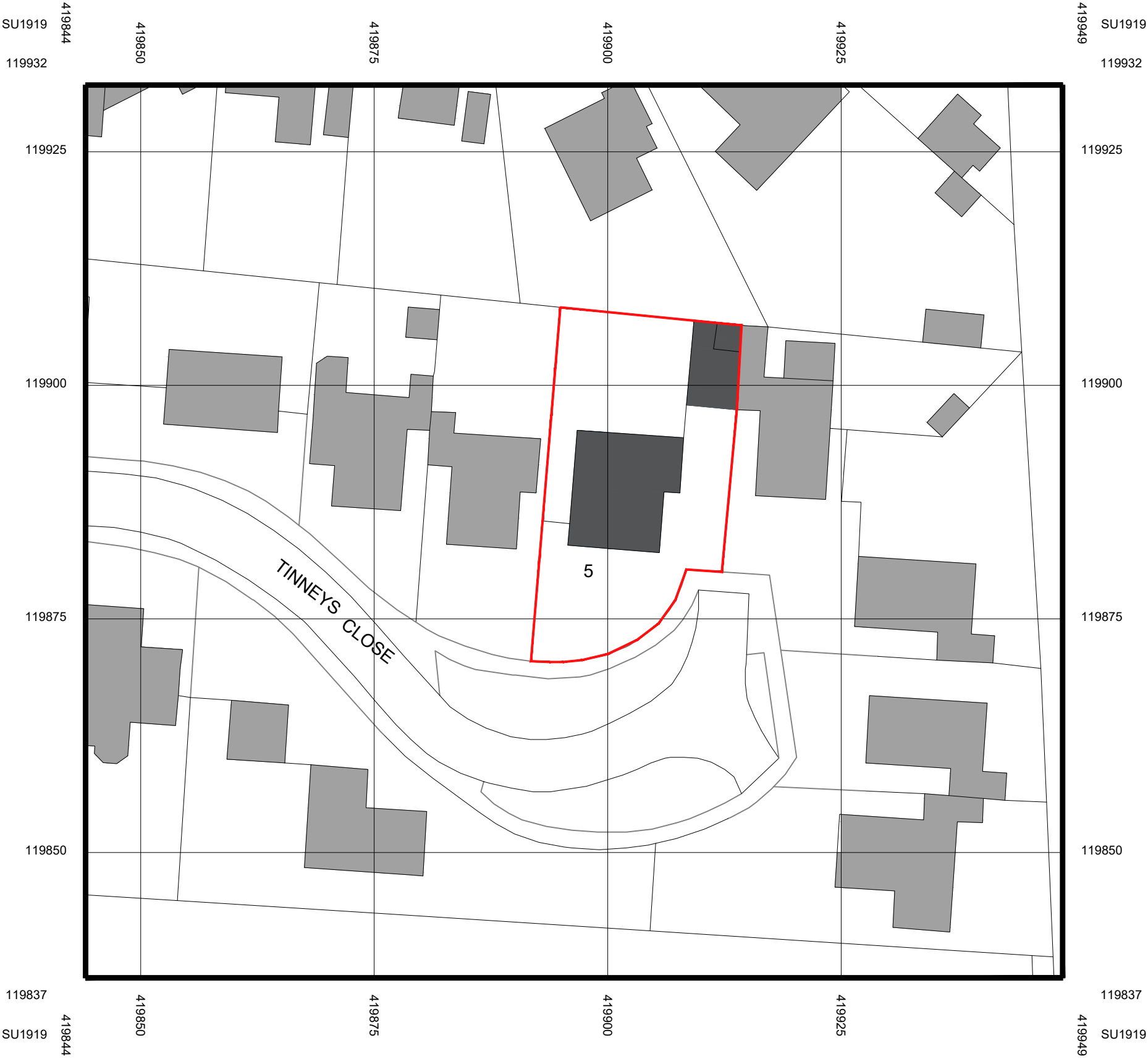
Rainwater from all the new roof area will be taken to downpipes running into the existing soakaway to the front. The utility sink waste will run into the existing foul drainage.

Conclusion:

The new extension will create modern utility facilities and link to the existing kitchen. The extension massing, materials and form has all been carefully designed to compliment the original bungalow.

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



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Existing Site plan 1:500

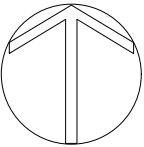


Site Location plan 1:1250



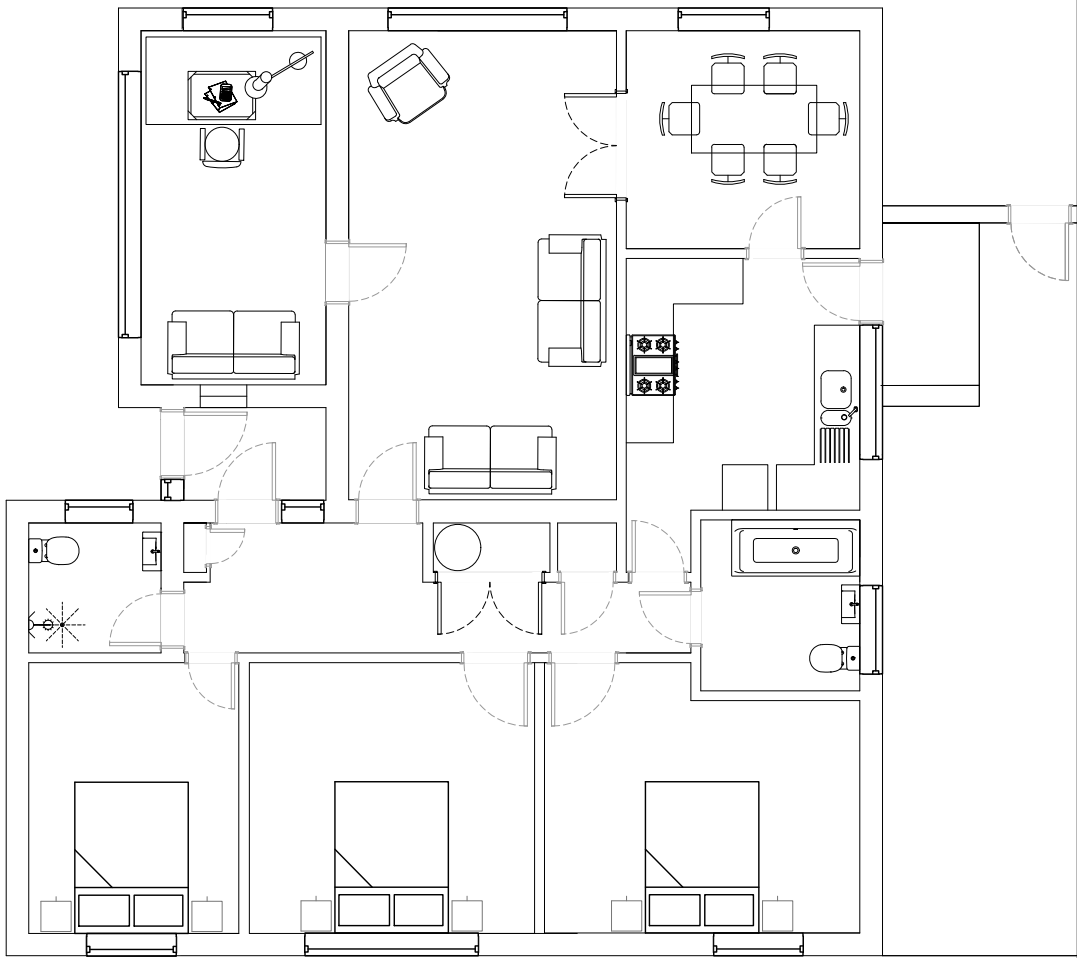
Rev -

Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-001	Revision:
Title: Existing Site Plan	Drawn: sb Check: NB	Scale: 1:500 & 1:1250@A3	First Issue: May 2026

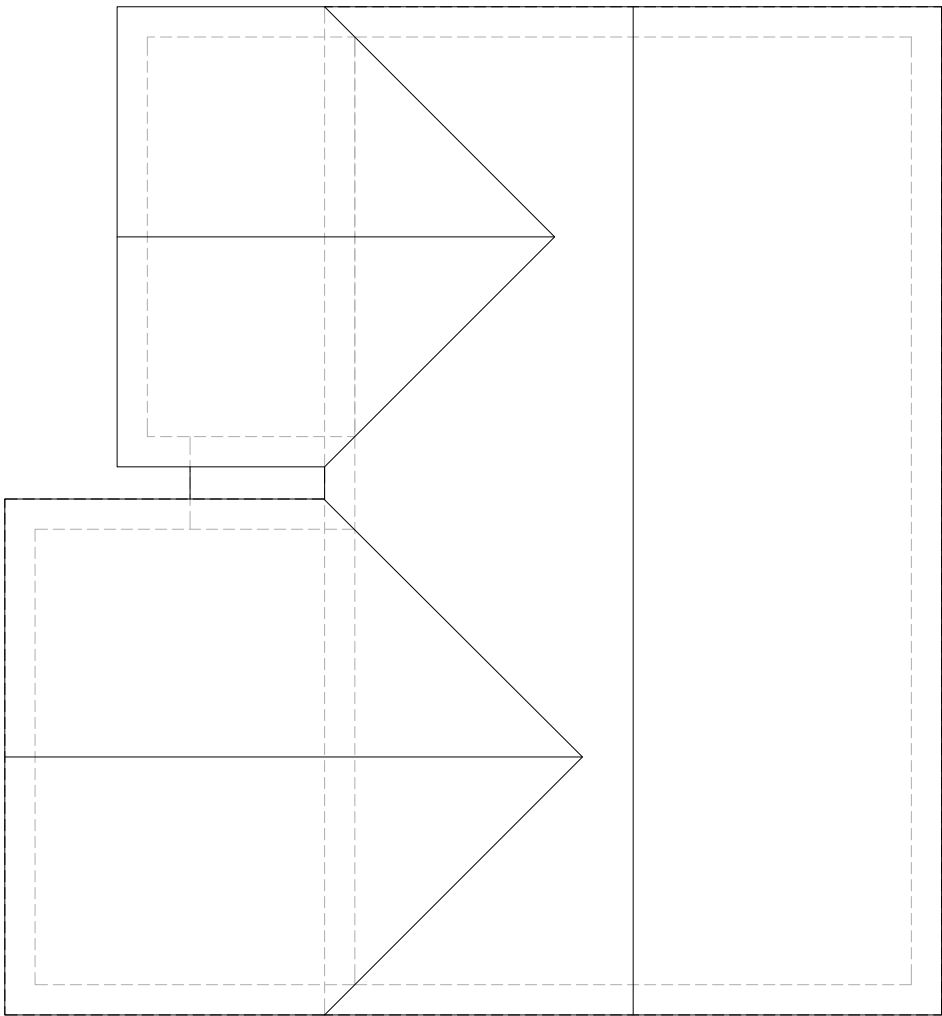


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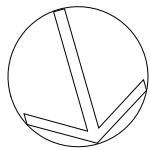
3.0 Drawings



Existing Ground Floor plan 1:100



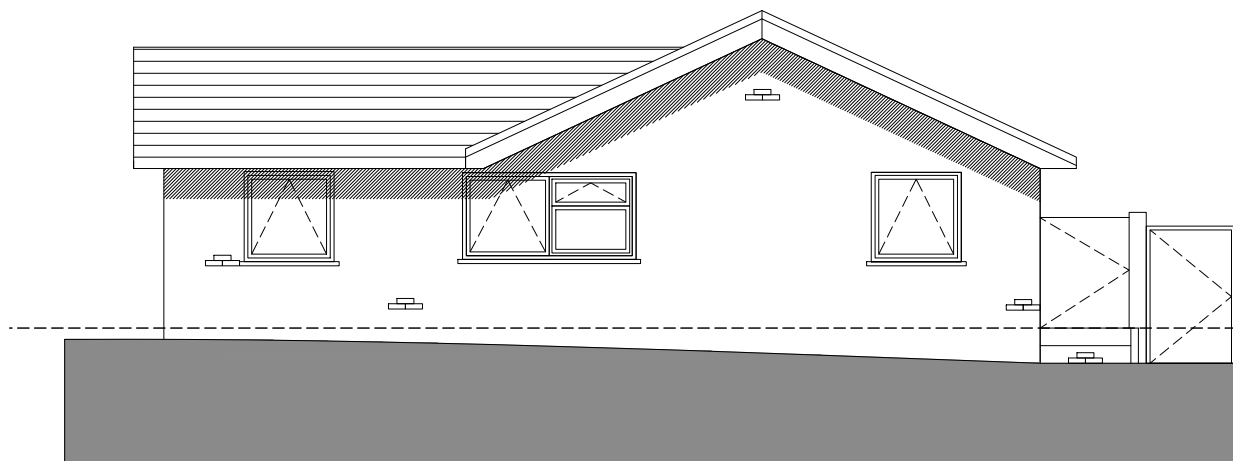
Existing Roof plan 1:100



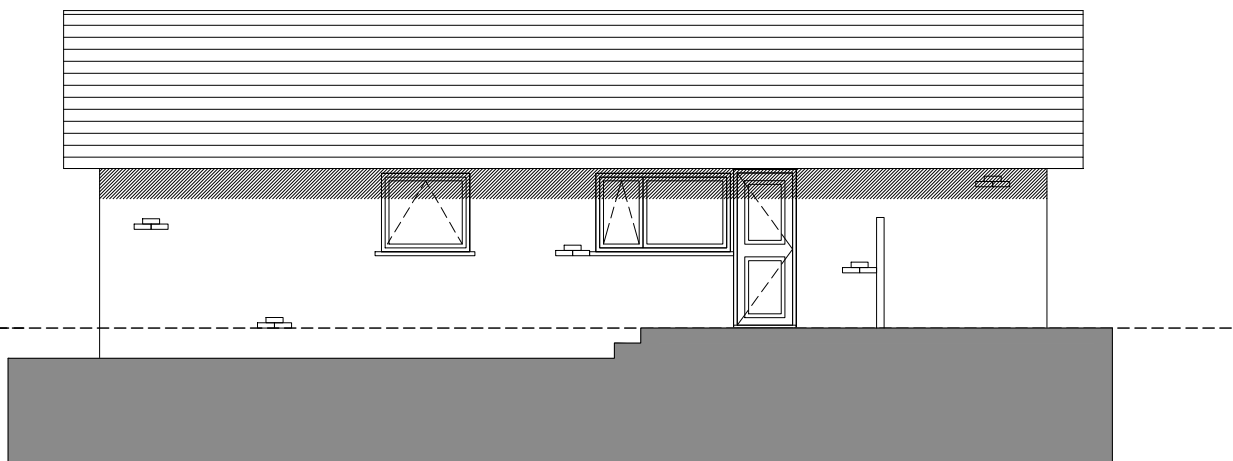
Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-002	Revision:
Title: Existing ground floor and roof Plans	Drawn: sb Check: NB	Scale: 1:1:100 @a3	First Issue: May 2026

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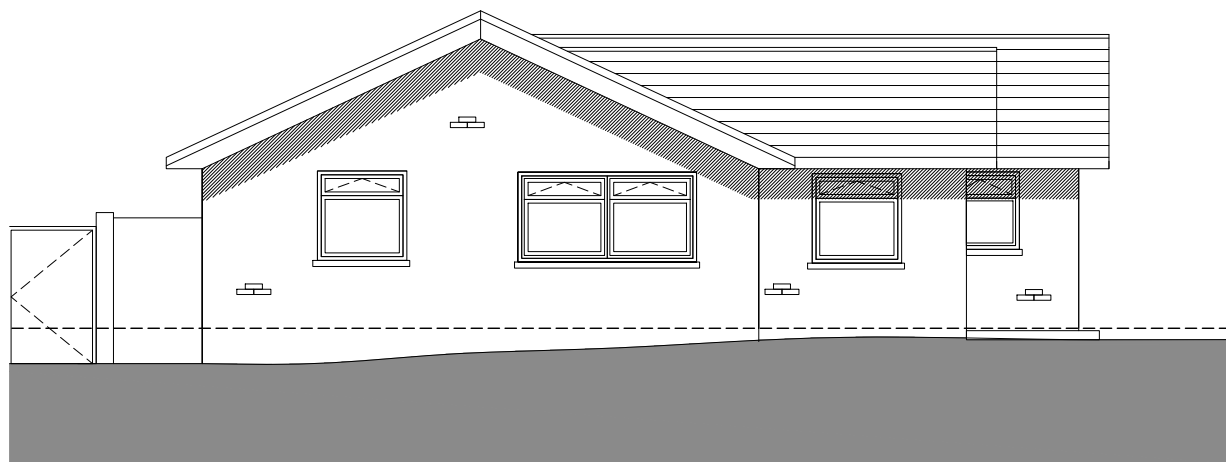
3.0 Drawings



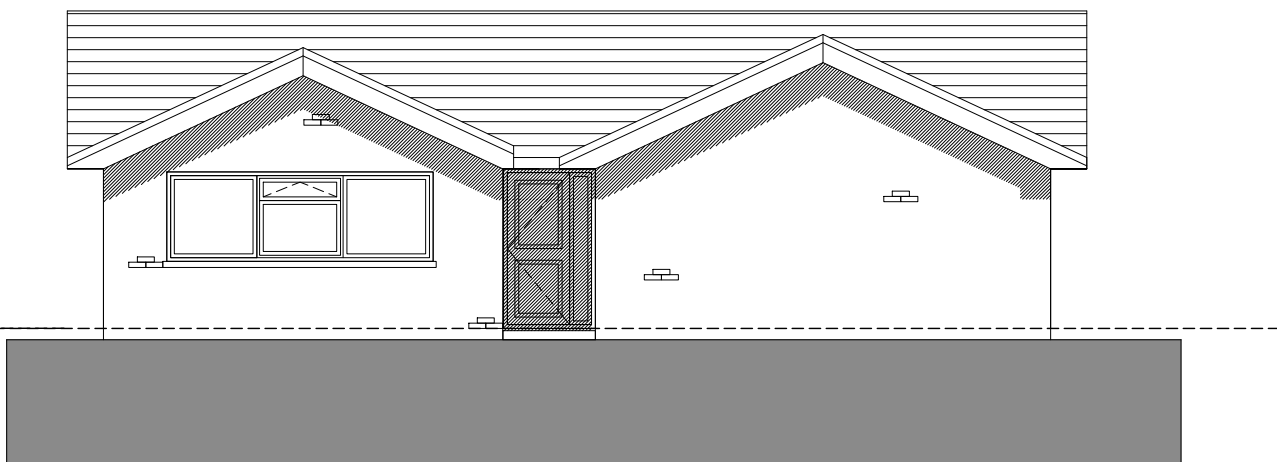
Elevation 01 1:100



Elevation 04 1:100



Elevation 03 1:100



Elevation 02 1:100



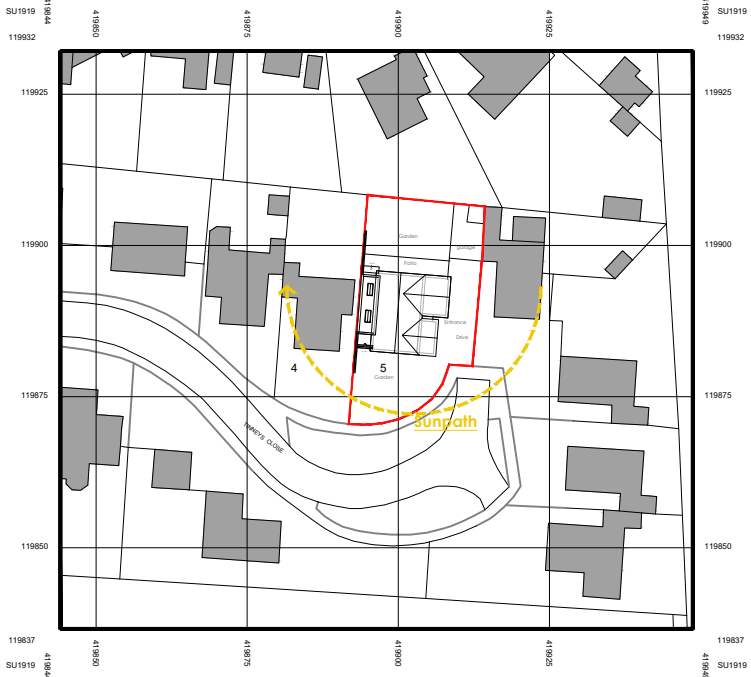
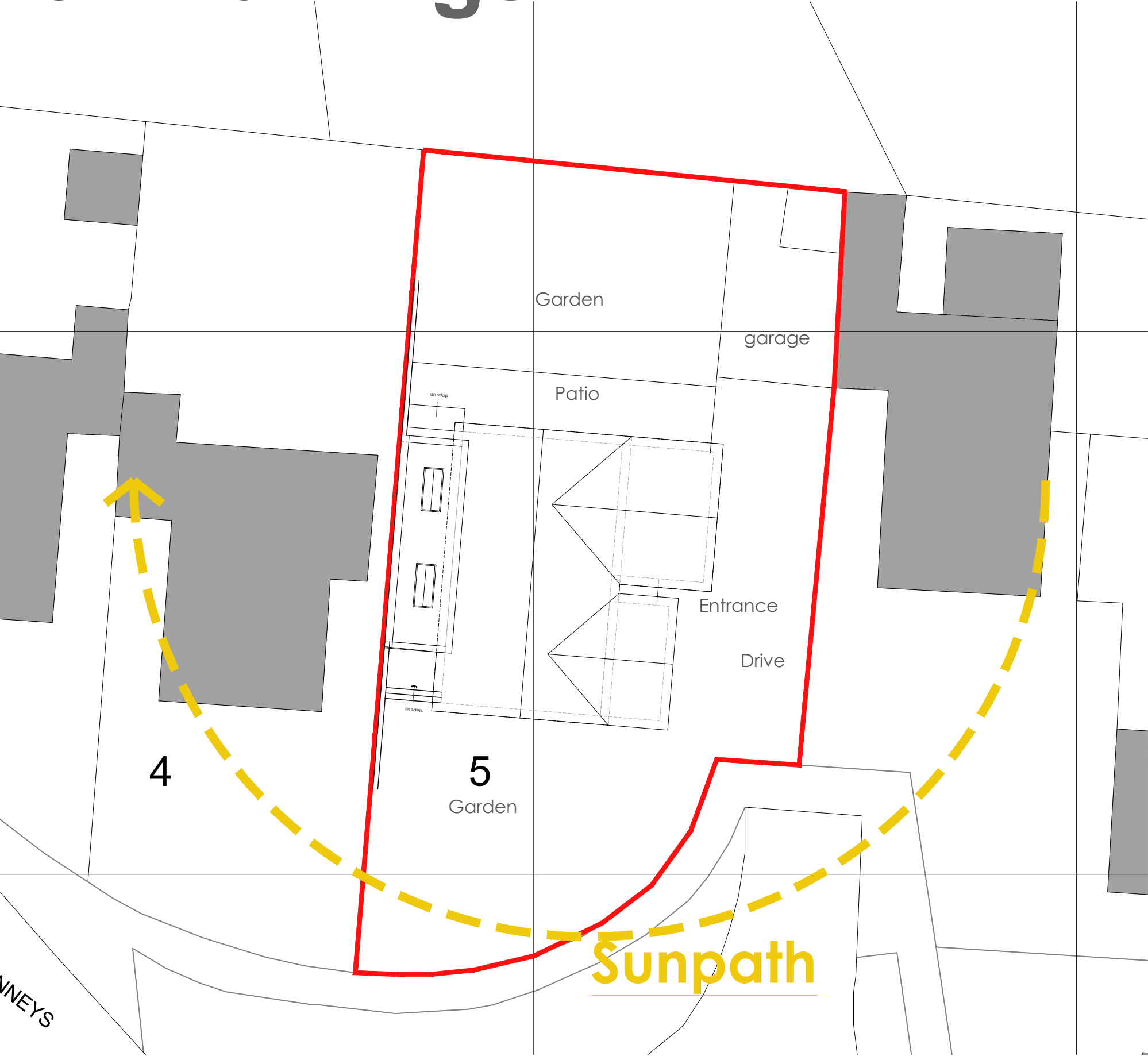
Key plan NTS



Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-003	Revision:
Title: Existing elevations	Drawn: sb Check: NB	Scale: 1:1:100 @a3	First Issue: May 2026

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3.0 Drawings



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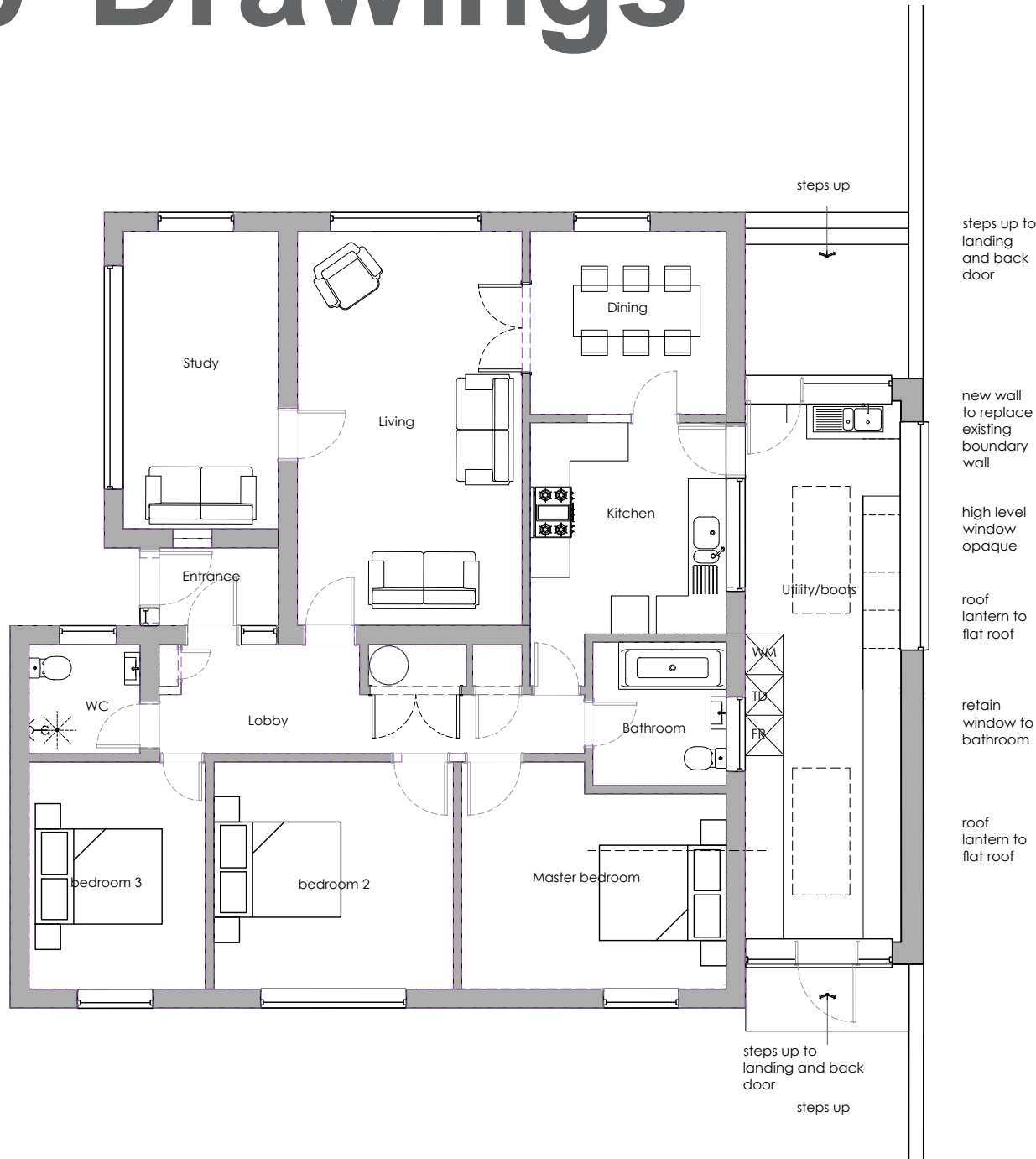
Site Location plan 1:1250

Proposed Site plan 1:200

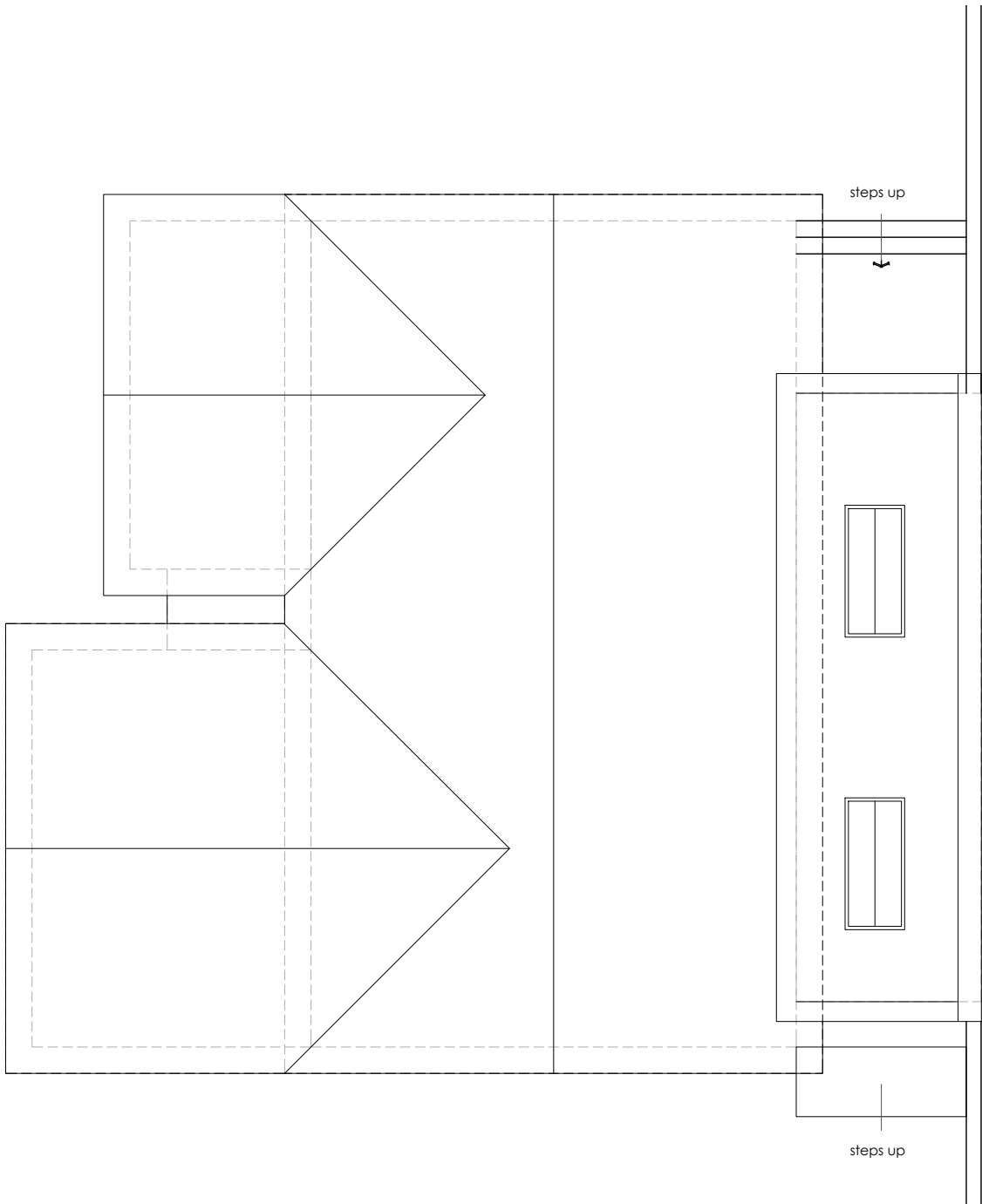
Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-004	Revision: /
Title: Proposed Site Plan		Scale: 1:200/1250@A3	First Issue: May 2026
Drawn: sb			
Check: NB			

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3.0 Drawings



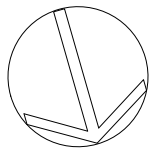
Proposed Ground Floor plan 1:100



Proposed Roof plan 1:100

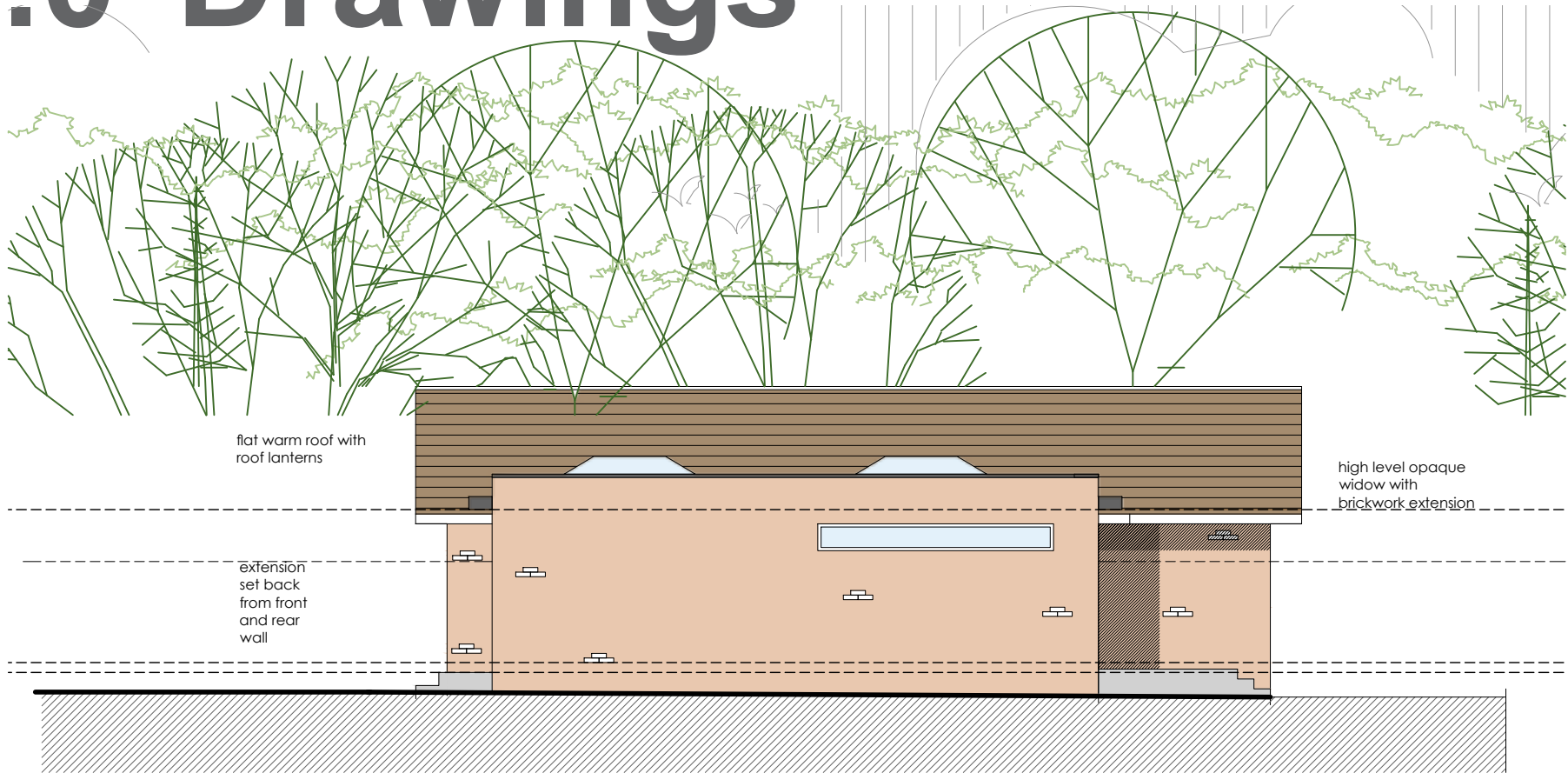


Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-005	Revision: /
Title: Proposed ground floor and roof Plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: May 2026



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3.0 Drawings

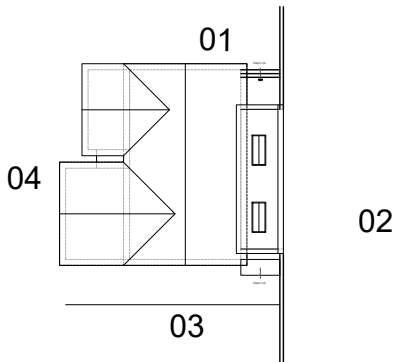


Side Elevation 02 @ 1:100



Front Elevation 01 @ 1:100

- Material Key:**
1. Roof - grey single ply membrane.
 2. windows - white UPVC.
 3. Roof lantern - grey aluminium.
 4. Aluminium patio Doors and side windows white.
 5. Walls - brickwork to match existing.
 6. fascias and soffits - white UPVC.
 7. Downpipes UPVC black



Key plan NTS



Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-006	Revision: /
Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: May 2026

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3.0 Drawings

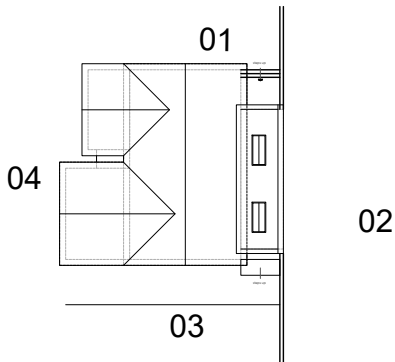


Side Elevation 04 @ 1:100



Rear Elevation 03 @ 1:100

- Material Key:**
- 1. Roof - grey single ply membrane.
 - 2. windows - white UPVC.
 - 3. Roof lantern - grey aluminium.
 - 4. Aluminium patio Doors and side windows white.
 - 5. Walls - brickwork to match existing.
 - 6. fascias and soffits - white UPVC.
 - 7. Downpipes UPVC black



Key plan NTS



Client: Mr and Mrs Rochefort		Planning	
Project: 5 Tinneys Close, Woodfalls, Salisbury, Wilts, SP5 2LU		Drawing No: 0546-02-007	Revision: /
Title: Proposed elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: May 2026

4.0 Precedents & Materials

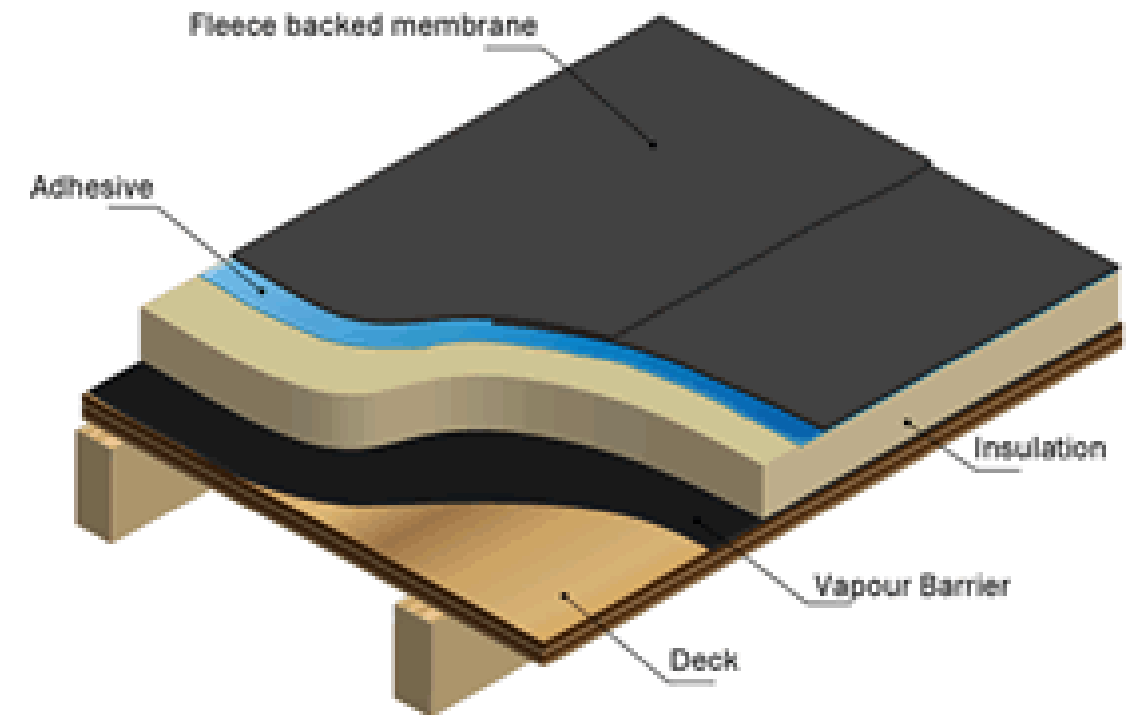
4.1 Proposed



Bricks to match existing



White UPVC windows and doors



Grey single ply membrane



Roof lantern to flat roof



Roof lantern to flat roof

Contact

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