ELLISDON ARCHITECTURAL ASSOCIATES
DESIGN - PLANNING - CONSTRUCTION

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Planning Statement

‘Titchmarsh’
Rock Road
RH20 3AE



Introduction:

Titchmarsh is a currently a single storey dwelling consisting of 3 bedrooms and extensive loft space. Titchmarsh is located on Rock Road next to Steying Grammar School.

Proposal:

The proposal is to convert the existing loft space to provide two bedrooms providing an additional bedroom bedroom in total creating a 4 bedroom house.

A front replacement entrance structure is proposed which will allow an obvious entrance point which the dwelling is currently lacking.

The existing stone walls which create a barrier from the entrance to the front drive will be removed. This swerves little purpose and forms no architectural value.

Slate Grey cladding will be to the external walls which will cover the aging and dated stone detailing.

Permitted development:

From our investigations it appears that permitted development is available for the property.

Our initial intention was to convert the loft space from a hipped roof to a double gable roof with rear dormers under permitted and conformed via a lawful development certificate submission – from our calculations the double hip to gable and two rear dormers are within the 50 cubic meter volume allowance however since we are also applying for the single storey front extension and change in external materials, we have decided that the best course of action will be to submit everything via a house holder planning application.

With that being said the planning officer is asked to consider our permitted development options with the understanding that it should hold weight as a legitimate fall back position if this house holder application were to be resisted.

Neighboring dwellings.

Neighboring properties have been considered carefully. The closest dwelling is Woodville. Although our proposal adds massing to the roof, via the hip to gable approach, the ridge height will remain the same. Woodville's back garden is South facing and will not be adversely affected by the new gable end in terms of how much light it receives – it should be noted, as previously discussed, that the gable ends can be constructed under permitted development.

The application dwelling, Titchmarsh, is one of the only dwellings in the nearby vicinity that has a hipped roof while the other dwellings have gabled roofs – please see Google image on following page with application shown as blue dot.



Heritage Statement

Penfold, a grade II listed building, is located to the North and front elevation of the application site – Ariel view below.

The schedule of proposed works are described within the planning statement above.

The construction methods will be traditional.

The development will not affect the listed building in anyway. Titchmarsh will remain hidden from Penfold via existing mature vegetation to the front boundary.

The proposed materials chosen are of traditional appearance do not detract form the listed building and are an improvement to the existing.

The development has been designed to improve existing structure while limiting impact upon the immediate adjoining neighbors therefore Penfold will inherently be unaffected by the proposal.



Overview

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1181375**
Date first listed:	**09-May-1980**
List Entry Name:	**PENFOLD**
Statutory Address:	**PENFOLD, THAKEHAM ROAD**

Go to the official list entry