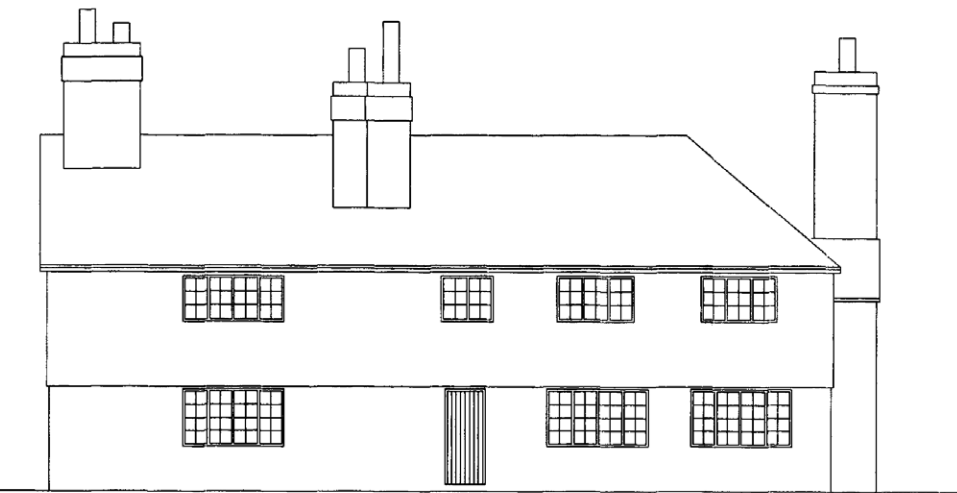


Town House Farm
Farmhouse Extension

PLANNING HISTORY

Town House Farm - House Extension



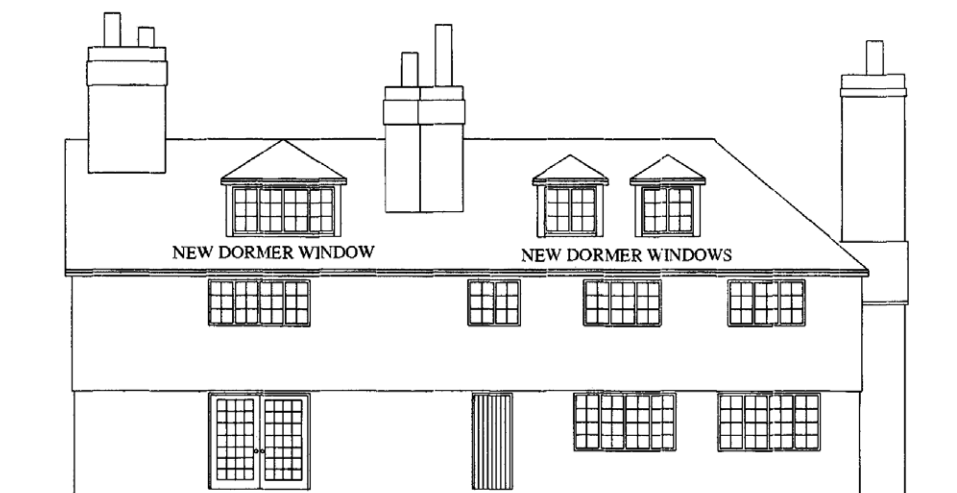
REAR ELEVATION

existing south elevation from 2013 application



estate agent photos - 2013

PLANNING HISTORY



REAR ELEVATION

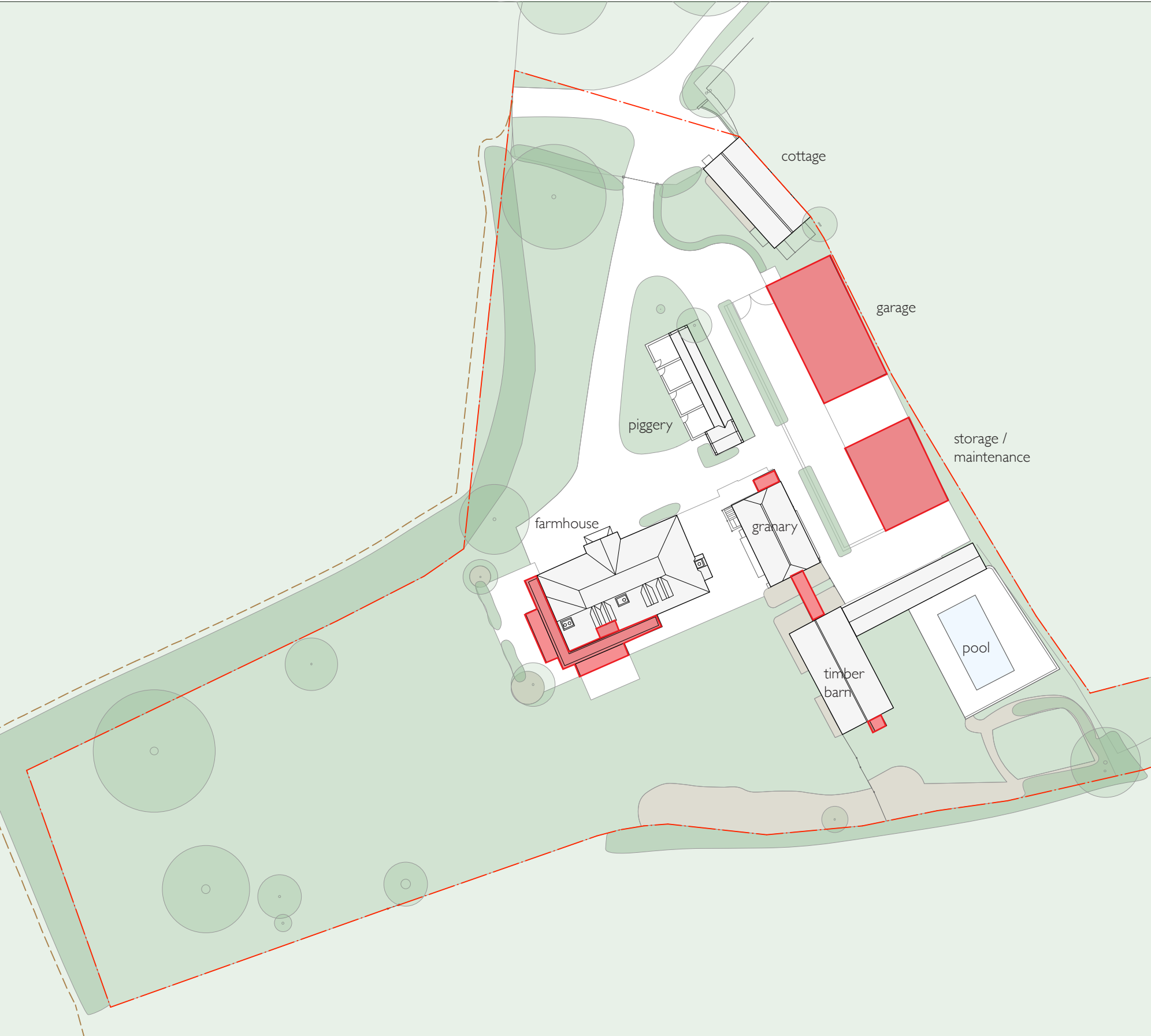
approved south elevation from 2013 application



estate agent photos - 2023

Previous Applications

- 4.01 The available planning history shows there were three approved planning applications between 1990 and 2013 before our client purchased the property in 2023.
- 4.02 1990 - SF/21/90
Replacement barn (office, machinery store & workroom)
- 4.03 2000 - SF/51/00
Conversion of office & store into residential accommodation
- 4.04 2013 - DC/13/1933
Loft conversion to form bedrooms with x3 dormer windows
- 4.05 The previous owners of the property significantly altered the interior spaces, with the removal of numerous internal walls through the ground floor and replacement of windows with heritage style double glazed units. As noted above, these walls are now understood to have been largely 1970s construction rather than historic fabric.



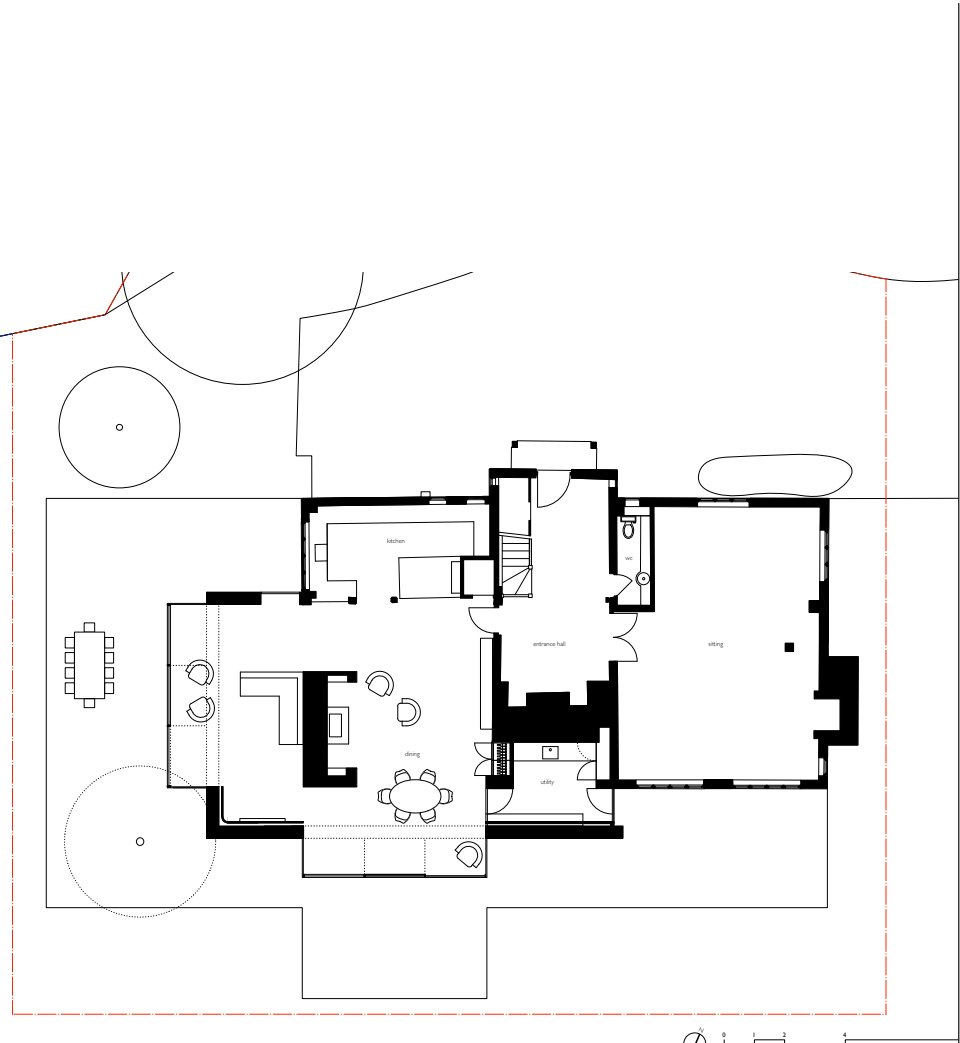
previous pre-app site plan showing all works

Previous Pre-application

- 4.06 A pre-application enquiry was submitted in May 2024 on behalf on the property owner through the agent Drew Planning & Development Ltd.
- 4.07 **PE/24/0003** - Alterations and extensions to existing buildings and development of two storage buildings.
- 4.08 Proposed works included:
- | | | |
|------|---|-------|
| 4.09 | Main House extension | 50m2 |
| | Granary porch and barn link | 15m2 |
| | New garage, maintenance, and storage building | 204m2 |
- 4.10 This pre-app confirmed house extension 'would require planning permission (as the total width of the side and rear extension would exceed half the width of the original dwelling house.)'
- 4.11 The pre-app noted 'it would be encouraged that locally sourced materials be incorporated in the extension with such an approach helping to create a meaningful visual link with the host building'

Town House Farm - House Extension

Farmhouse Extension Pre-app PE/24/0211



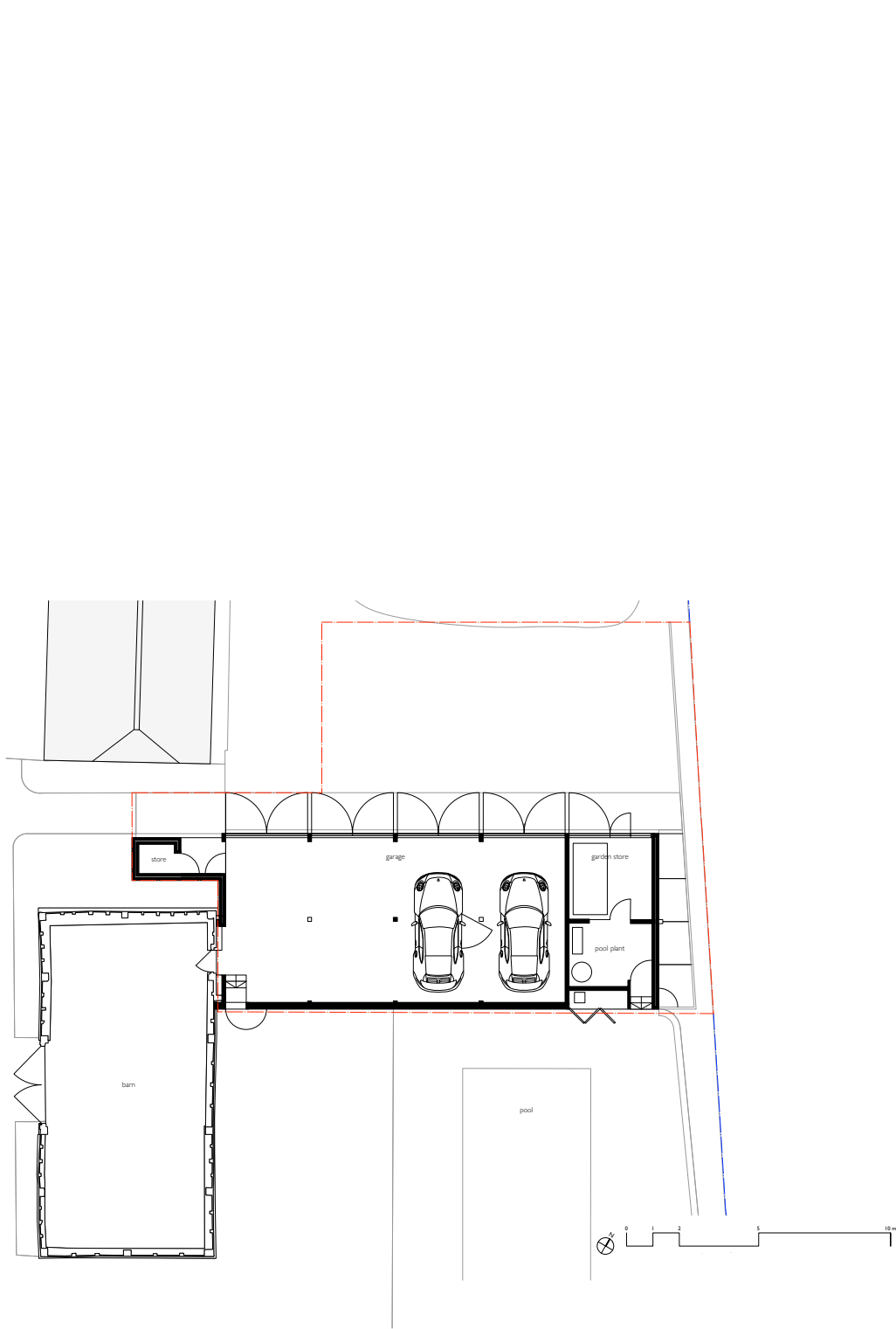
Ground Floor Plan

South Elevation



PLANNING HISTORY

Garage Full Application DC/25/1871



Further Pre-application advice + Garage application

- 4.12 A further pre-app specific to an extension to the farm house was submitted reference **PE/24/0211**.
- 4.13 The pre-app response confirmed:
- 4.14 'The proposed extension, as a subservient single-storey addition, respects the farmhouse's scale and traditional form.'
- 4.15 'The proposed extension to Town House Farm is acceptable in principle'
- 4.16 The pre-app response noted the potential historical significance of the property and that 'the building is considered to be a non-designated heritage asset'. We trust that the further investigations and archive information noted above demonstrates that any remaining historic fabric is actually very limited and not sufficient to meet this threshold, and therefore a separate Heritage Statement has not been provided.
- 4.17 The officer recommended:
'...to consider further landscaping to mitigate the visual impact of the extension from the bridleway.'
- 4.18 A landscaping drawing has been provided in this document showing the treatment of the garden spaces, with selective native hedgerow screening, lawn and meadow grasses and some localised planting between the house and the barn and granary structures. Should any further landscaping information be required we trust that this can be conditioned as part of any approval.
- 4.19 The pre-app comments confirmed:
'The site is sufficiently distanced from neighbouring properties, and no adverse amenity impacts are anticipated.'
- 4.20 A separate ecology report has been provided, and following the separate approval for a garage extension structure , a biodiversity enhancement strategy will be submitted to discharge the relevant conditions of that application.
- 4.21 The proposed remodelling of an existing single storey open sided barn into a garage was approved under application **DC/25/1871** on 19/01/2026.
- 4.22 The conditions attached to the approval largely related to ecology:
- 4.23 '3 - A Bat Method Statement shall be submitted to and approved in writing by the local planning authority.
4 - Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species... shall be submitted to and approved in writing by the local planning authority.'
- 4.24 These ecology reports are currently in hand and will be submitted this summer in advance of proposed approved garage works commencing in the autumn of 2026. These reports will add further detail to the ecology report that forms part of this submission.

Town House Farm

Garage Building - Extension of Existing Barn

PROPOSAL

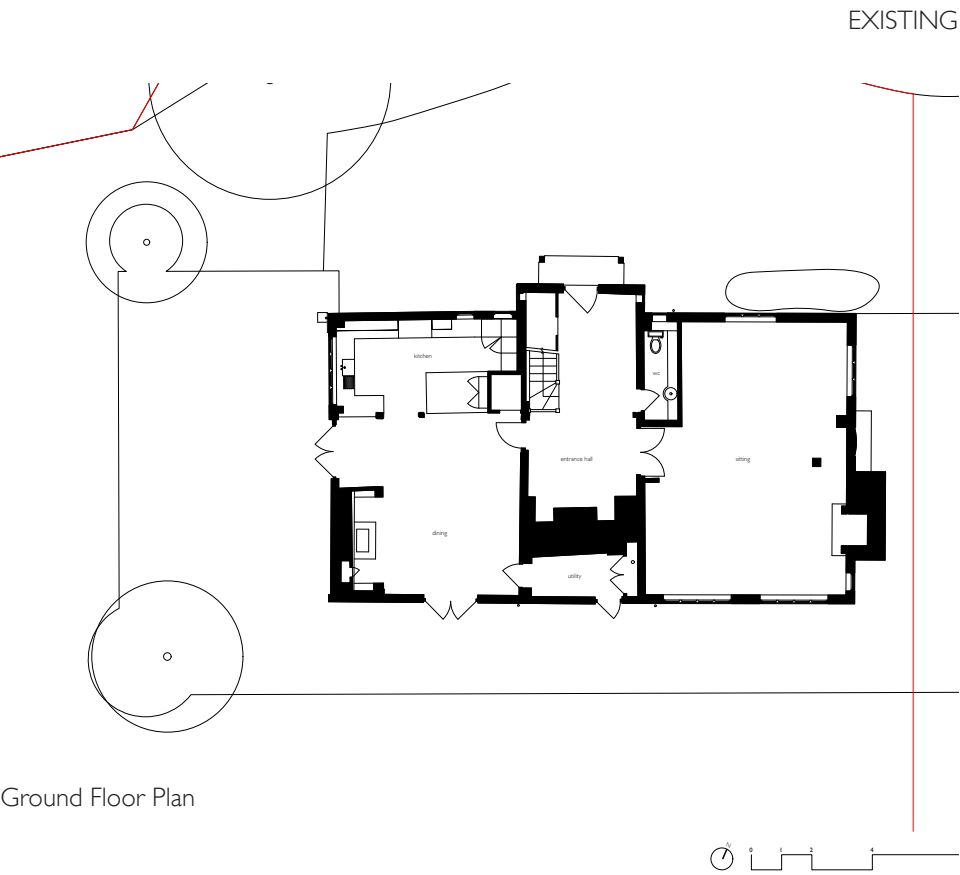


The Need to Extend

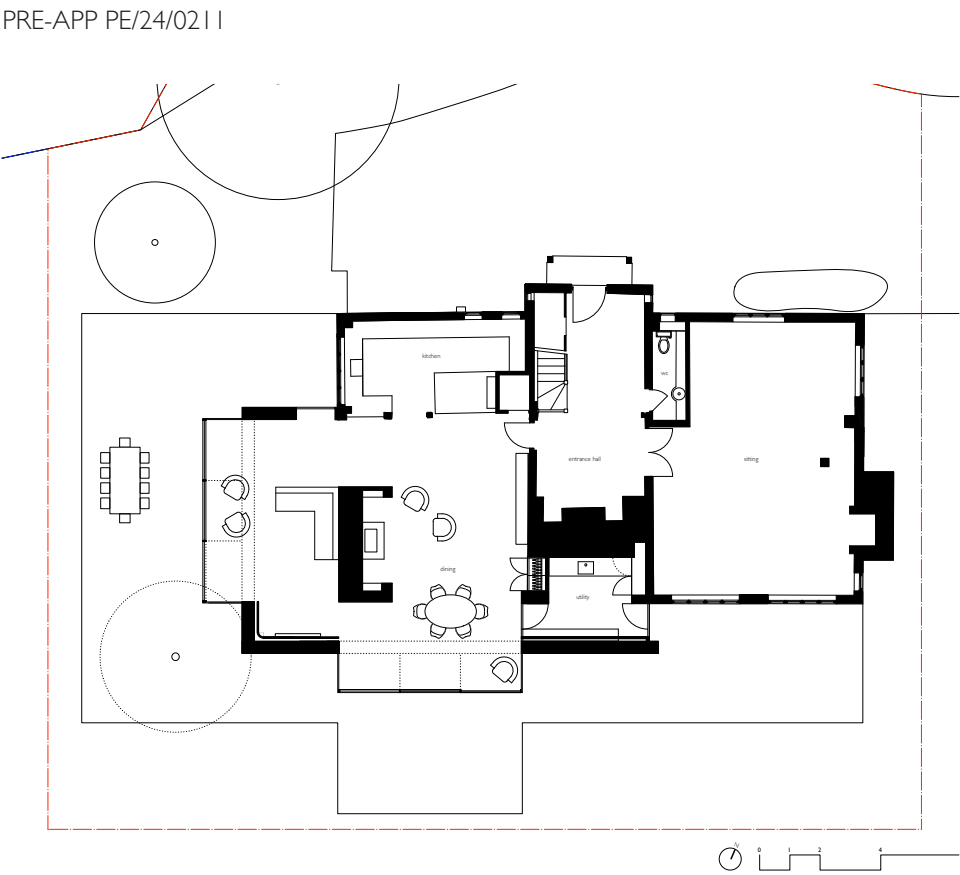
- 5.01 Whilst the farm house provides a good level of internal accommodation, the interior is very cut-off from the gardens and landscape that surround the building.
- 5.02 Given that the building is isolated, with a good south facing aspect and generous garden space, a greater degree of connection is both desirable and logical.
- 5.03 The living space has no direct access to the exterior, with a reclaimed curved timber door in the east facade having been covered by internal finishes and linings by previous owners. This east facade faces into the space between the house and granary which is overshadowed by these buildings and only receives sun in the middle of the day so would not be a logical connection to the garden in any event.
- 5.04 The kitchen and dining space has 2 separate double doors to the garden, one to the west facade and one to the south, however as the internal ceiling heights are low the amount of view and connection these afford is limited.
- 5.05 The clients would like an internal space that allows direct connection to the gardens and from which views can be enjoyed. The house living room does not currently provide this, and to keep the extents of an extension to a limited scale, rather than connect to this living room the proposal seeks to extend around the south west corner of the building, broadly in line with the position of the historic fabric of the original building that was destroyed in the 1960s fire.



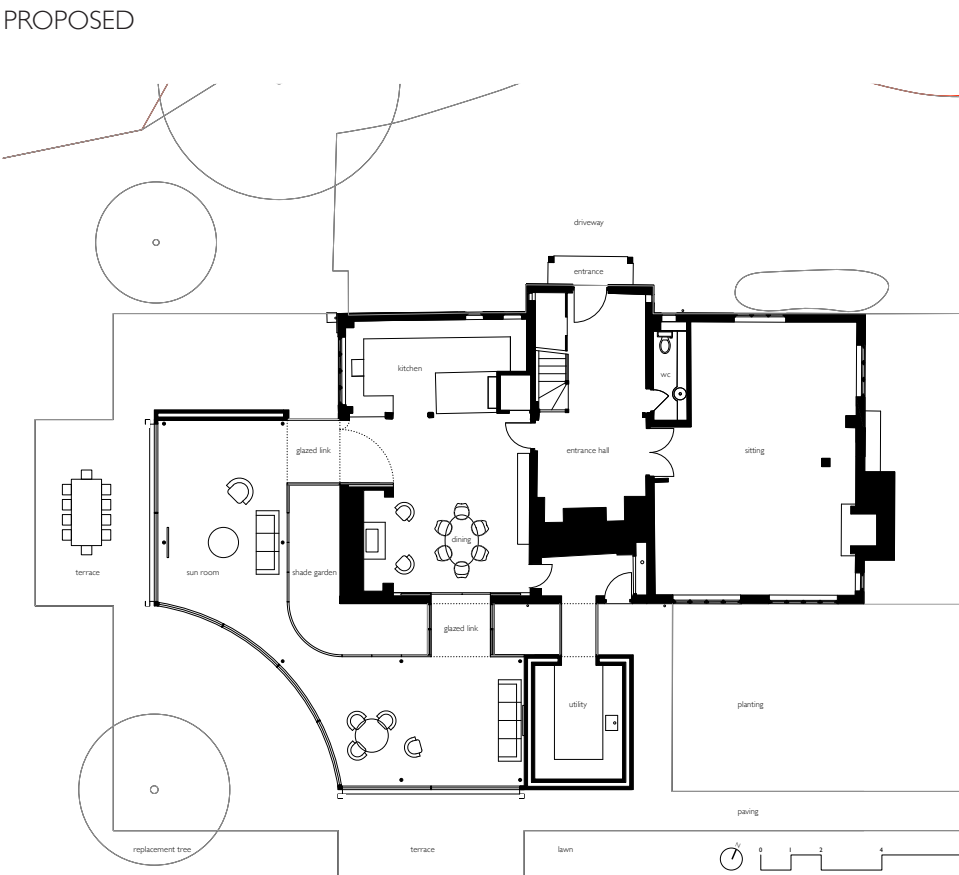
Town House Farm - House Extension



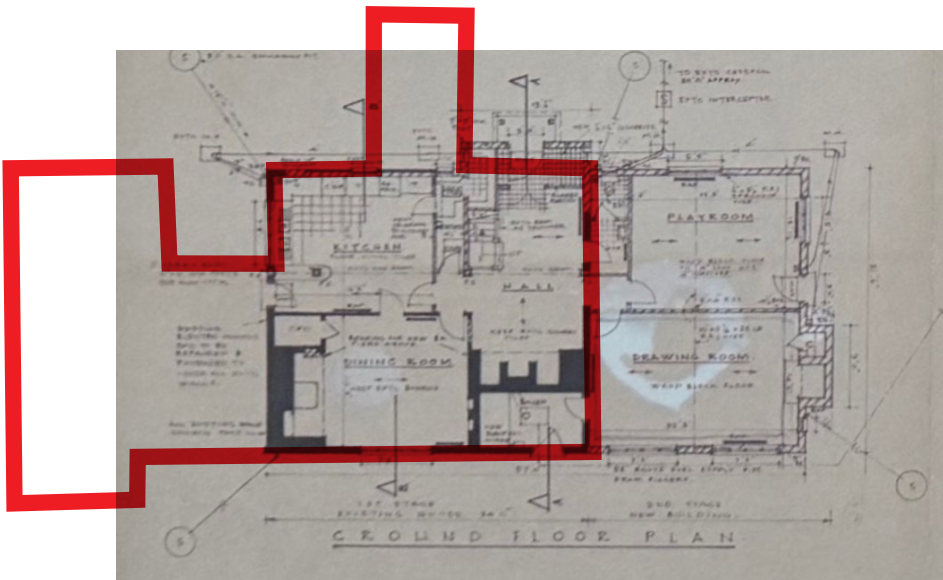
PROPOSAL



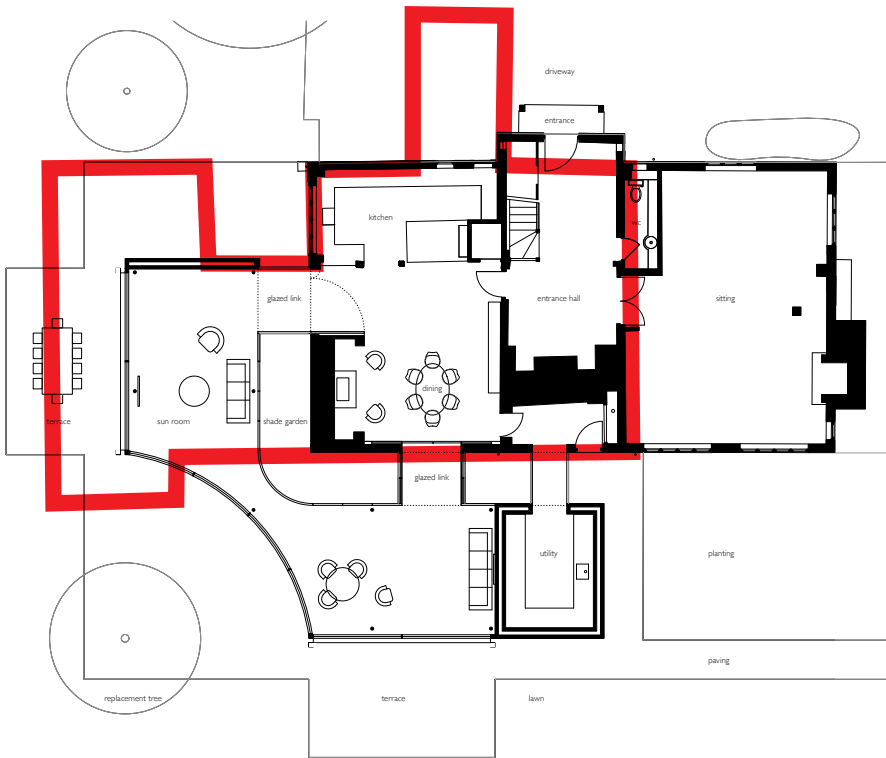
Design Progression



Town House Farm - House Extension



1969 Plan and Overlay of Original Footprint



Current Proposal and Overlay of Original Footprint

Original Fabric Versus New Proposal

- 6.01 The plans opposite show the outline of the historic farmhouse versus the 1970 rebuilding work and the proposed extension that forms this application.
- 6.02 As can be seen the extension to the west sits within the footprint of the historic plan, and the northern facade of the extensions respects the historic building alignment.
- 6.03 The planning of the extension is a symmetrical glazed pavilion, held away from the external wall of the building and with the 45 degree line of symmetry coming from the south west corner where the remaining historic fabric of the chimney structure is visible.
- 6.04 These latest proposals seek to clearly separate the new fabric from the existing so that the new extension is legible as a contemporary addition to the house and can be read as a distinct new layer of development alongside the existing building, which itself is an amalgam of historic and more recent fabric.
- 6.05 The previous pre-app scheme was proposed to be built directly against the existing external walls of the house, but this led to an awkward junction with the strong horizontal datum of the bottom edge of the clay facade tiles to the 1st floor walls.
- 6.06 By pulling the extension away from the existing building, the horizontal datum line of the base of the clay tiles can be maintained around the full perimeter of the existing building, whilst the new extension reads as a pavilion alongside.
- 6.07 The fully glazed links between the extension and host building provide visual separation, with a linear planted 'shade garden' maintaining a landscape border to the original fabric.
- 6.08 The transparency of the extension allows the host building and elements of historic external fabric to still be read as such.
- 6.09 The glazed pavilion is book-ended by masonry walls, including a utility space which is currently not provided for in the property.
- 6.10 The west and south glazing lines coordinate with the facade lines of the existing house, respecting the context and providing unifying framed building alignments, whilst the curved facade to the south west softens the massing and brings the extents of the extension back inboard towards the host building at the point where the historic fabric is most visible.
- 6.11 As confirmed by the previous pre-app response, the proposal is clearly subservient to the host building, being single storey, and now with greater separation from the existing building to help maintain alignments and clarity of the building fabric.



Proposed West Elevation

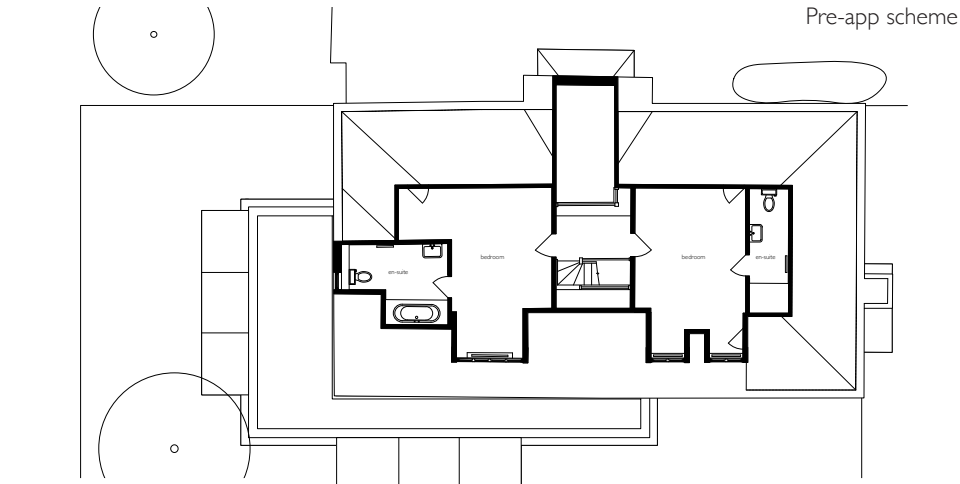


Proposed South Elevation

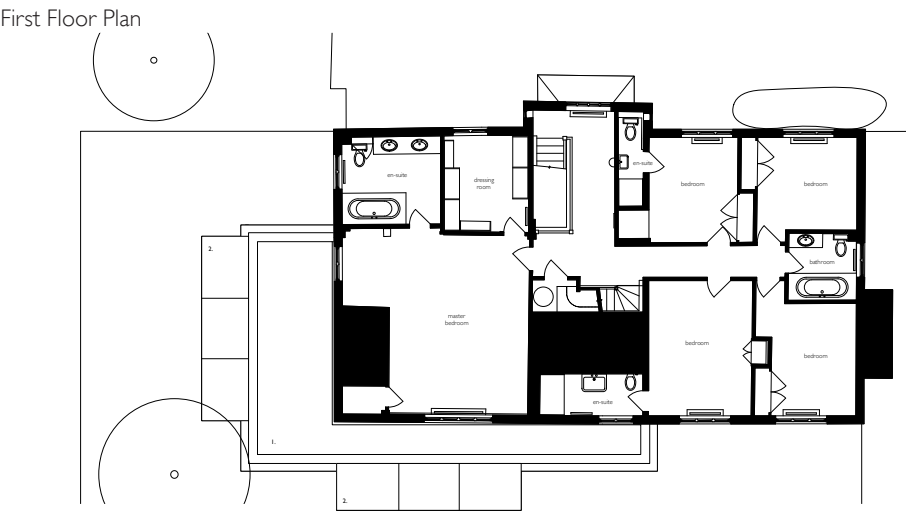


Proposed North Elevation

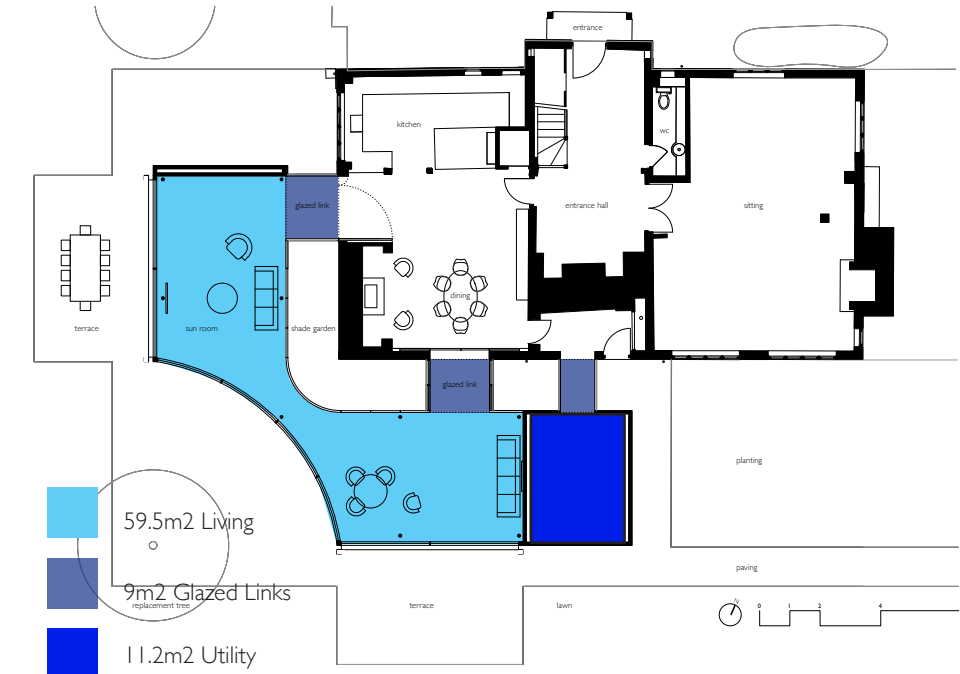
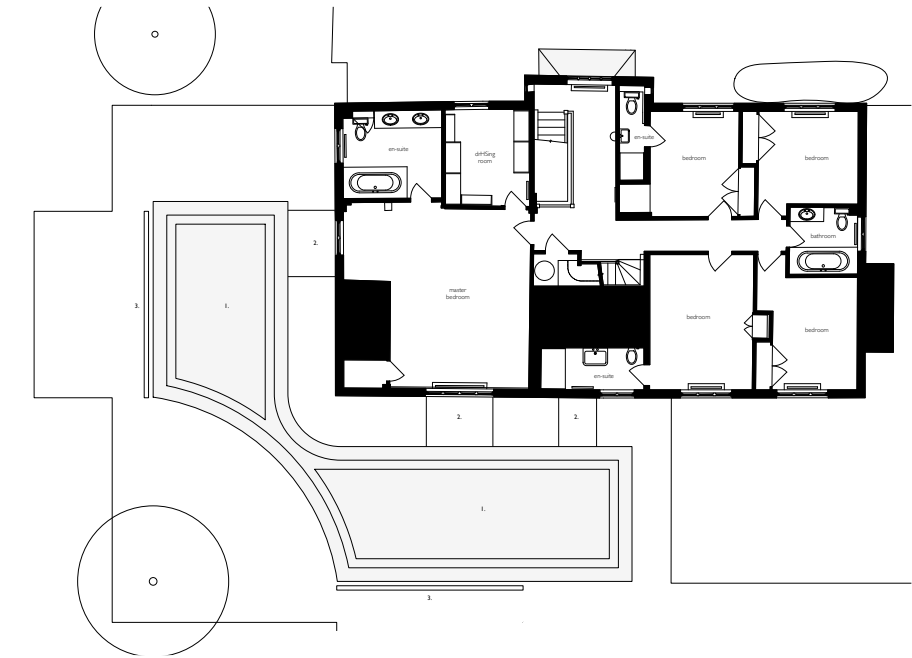
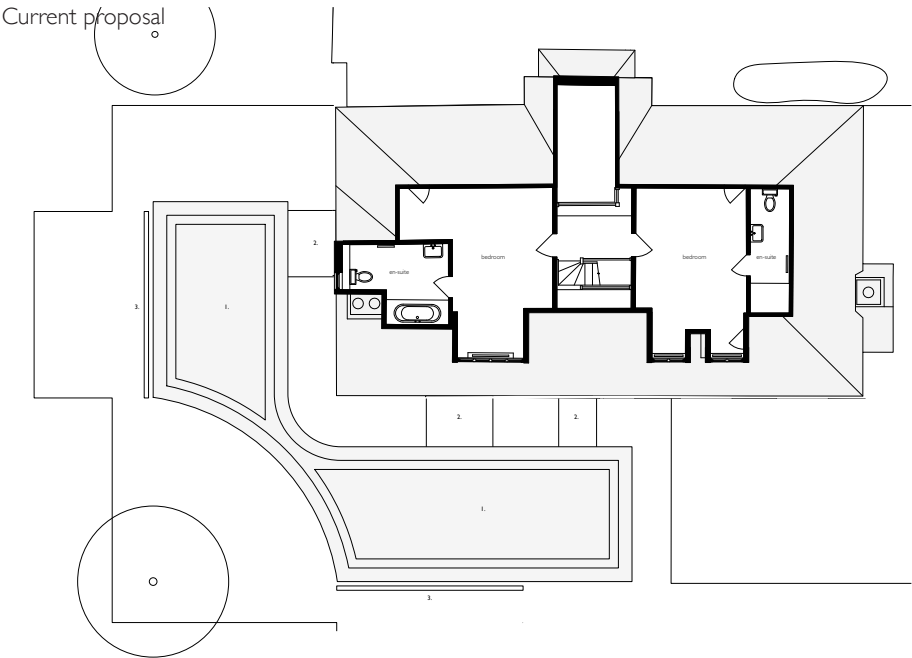
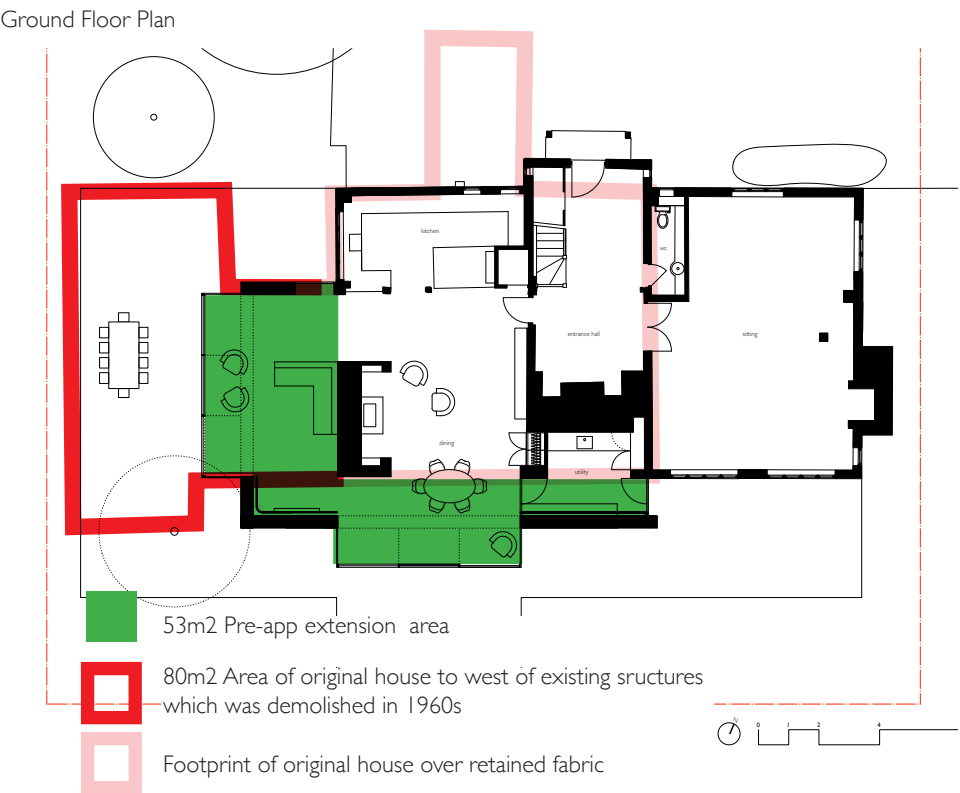
Town House Farm - House Extension



Second Floor Plan



First Floor Plan



Use and Amount

- 6.12 The ground floor area of the extension has increased from the previous pre-app submission.
- 6.13 This is largely a function of the introduction of the planted space and glazed links between the existing house and the new extension living spaces.
- 6.14 The existing house has the following gross internal floor areas:
- | | |
|----------------|--------------|
| 155.4m2 | Ground Floor |
| 155.4m2 | First Floor |
| 62.8m2 | Second Floor |
| 373.6m2 | Total |
- 6.15 The previous pre-app had an area of 53m2.
- 6.16 The new extension living spaces have an internal area of 59.5m2
- 6.17 The glazed links have an area of 9m2
- 6.18 The utility has an area of 11.2m2
- 6.19 In total the extension has an internal area of 79.7m2.
- 6.20 This is approximately the same ground floor area as the 80m2 estimated to have been demolished after the 1960s fire.
- 6.21 The addition of the extension equates to a 21% increase in floor area when compared to the existing internal GIA.

Town House Farm - House Extension



Existing buildings on the site with brick and red clay tiles

Sedum green roof



PROPOSAL



Glazing with strong connection to landscape



Soft red brick



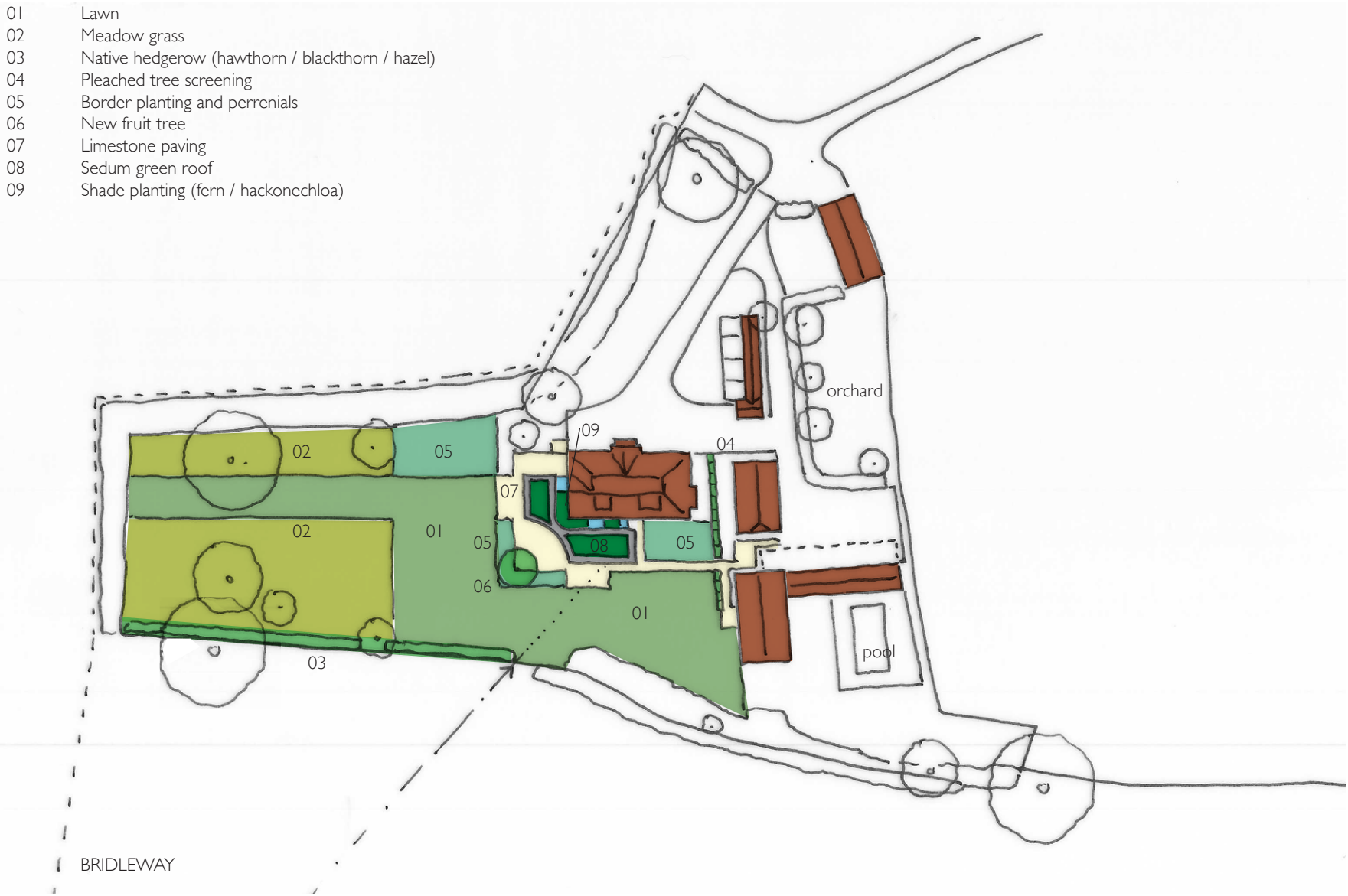
Slim framed sliding aluminium glazing (straight and curved)

Materials

- 7.01 The proposed material palette for the new extension is deliberately limited to maintain a clear and simple architectural expression.
- 7.02 The extension is a ribbon of full height single storey glazing, sat below a sedum planted green roof, and bookended by local red brickwork.
- 7.03 The minimally framed sliding glazing allows the interior to open to the garden and provides full visual connection fom inside to outside.
- 7.04 The green roof provides additional planting and rainwater attenuation, as well as additional variety for pollinators.
- 7.05 The soft red brick is to match the existing brickwork at the property, providing a visual and material link between the existing fabric, and the new built form.

Town House Farm - House Extension

- 01 Lawn
- 02 Meadow grass
- 03 Native hedgerow (hawthorn / blackthorn / hazel)
- 04 Pleached tree screening
- 05 Border planting and perennials
- 06 New fruit tree
- 07 Limestone paving
- 08 Sedum green roof
- 09 Shade planting (fern / hackonechloa)



Landscape

- 8.01 The existing gardens and landscape at Town House Farm are already well established and managed and it is not intended that the landscape should change dramatically from what exists.
- 8.02 The existing lawns to the south and west are to be maintained, and bounded by the new stone terrace area around the extension.
- 8.03 The new terrace is to be in a light coloured limestone.
- 8.04 The western end of the site is already planted as meadow grass left to grow through the summer and cut back in autumn. This is retained with a mown lawn strip through it providing a focussed view from the extension and kitchen to the western horizon.
- 8.05 Existing native trees are retained. The small olive tree is to be removed and replaced with a new fruit tree as a focus of the curve of the extension.
- 8.06 A new native hedgerow is to be planted along the south boundary fence to provide some screening to the glazed extension from the public bridleway.
- 8.07 A row of pleached trees is to provide a planted screen between the farmhouse and the granary / timber barn to provide some structured greenery between the built form where there is currently an unused paved area.
- 8.08 New planting beds for border planting and perennials are located around the edges of the new paved terrace.
- 8.09 The driveway, entrance lawn areas, orchard by the cottage and the pool area to the south east are to remain unaffected by these works.



View from bridleway to south. New native hedgerow and fruit tree screen glazed extension from public vantage point

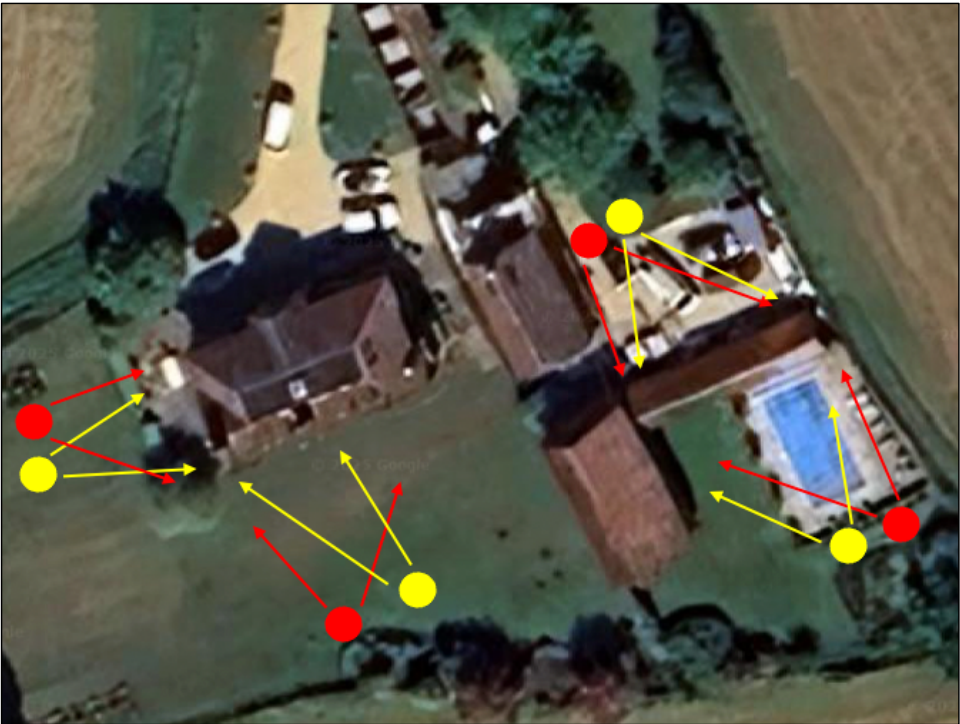


Figure 3. An aerial image of the site, showing the positions of surveyors (red dots) and night-vision cameras (yellow dots) on 11th August 2025. Images produced courtesy of Google maps (map data ©2025 Google).

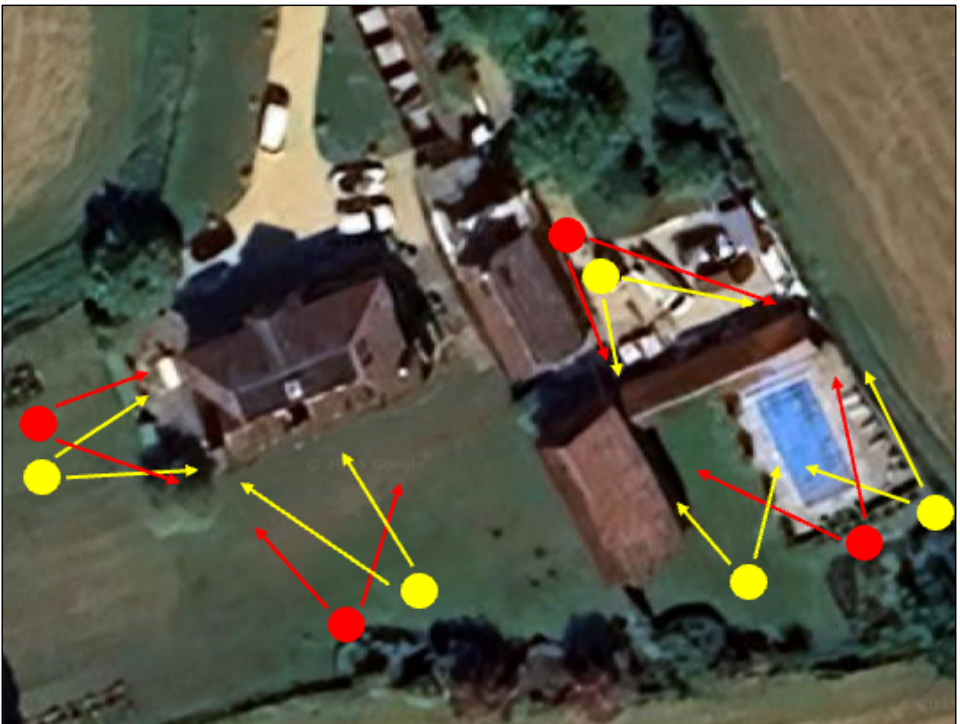


Figure 4. An aerial image of the site, showing the positions of surveyors (red dots) and night-vision cameras (yellow dots) on 1st September 2025. Images produced courtesy of Google maps (map data ©2025 Google).



Figure 5. Emergence points and flight paths of a common (marked in red) and soprano pipistrelle (marked in yellow) and a brown long-eared bat (marked in blue) on the western elevation of the house at Town House Farm during the survey on 11th August 2025.

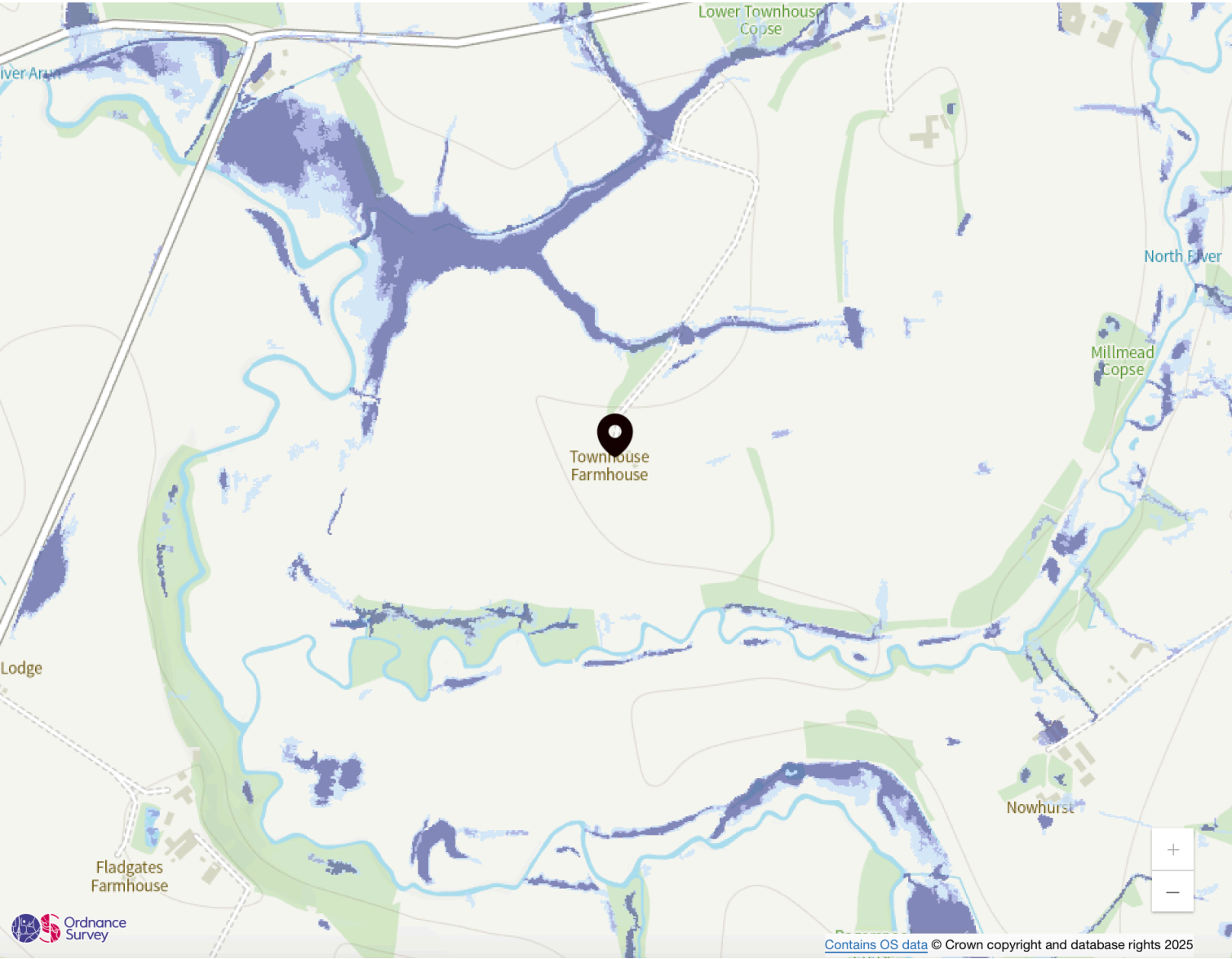


Figure 9. Emergence points and flight paths of one common pipistrelle (marked in red) and two soprano pipistrelle (marked in yellow) bats on the southern elevation of the house at Town House Farm during the survey on 11th August 2025.

- 9.01 An initial bat scoping and preliminary ecological appraisal was undertaken by the Ecology Co-op in June 2025 which confirmed the presence of bat roosts on the site.
- 9.02 A subsequent Bat Scoping and Emergence Report was undertaken with emergence surveys on 11th August and 1st September 2025.
- 9.03 These surveys found the presence of bats in both the farm house and the large timber barn. The images opposite show survey positions and results from the Ecology Co-op report.
- 9.04 Note, these ecology assessments discuss impacts of the extension to the farm house as well as the garage proposal. The garage is not the subject of this application, and has already been approved, but the wider ecology implications are still relevant.
- 9.05 In relation to the house proposal the ecology survey found:
- 9.06 'given the numerous gaps identified under hanging tiles elsewhere on these elevations and on the northern and eastern elevations, these works are not expected to significantly disturb / modify these roosts or destroy them'
- 9.07 Our client commits to follow the recommended timing and mitigation measures covered in the ecology report.
- 9.08 The ecology report notes that the site surroundings are not considered suitable to support great crested newts or reptiles and that no further surveys for these were considered necessary. The garden at the property is regularly mown and sward height will be kept low to prevent it from becoming a suitable habitat before and during any construction work.



Figure 10. Bat roosts identified at Town House Farm, including two long-eared roosts in the house and barn (blue stars; the brown long-eared bat emergence in blue is considered to be part of the same roost in the house), Natterer's bat day roost (purple star), common pipistrelle day roosts (red), soprano pipistrelle day roosts (yellow) and unidentified pipistrelle bat roosts (grey).



Surface water map

Yearly chance of flooding

☒ Flood area (extent)

- ☒ High chance
- ☒ Medium chance
- ☒ Low chance

Yearly chance of flooding between 2040 and 2060

☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address

Flood Risk & Water

- I0.01 The proposed extension for the house sits over an area of existing paving and the edge of the lawn.
- I0.02 The flat roof over the extension is to be planted with sedum whilst the space between the extension and the house is also to be planted. Cumulatively this will provide an overall reduction in hard surface and attenuate rainwater run-off.
- I0.03 The Environment Agency determines that the site risk is 'very low' from surface water flooding and fluvial/rivurine flooding. It is outside the risk areas of reservoir flooding and groundwater flood areas.
- I0.04 The application therefore does not require a flood risk assessment
- I0.05 Pre-app advice PE/24/021 I recommended including a Water Neutrality Statement with the application, however this requirement was withdrawn on 31/10/2025 by Natural England and is no longer required.
- I0.06 The application is a householder application, and whilst it includes provision of a utility space with sink, washing machine and waste water pipework, this is simply a relocation of provision that is already provided elsewhere within the property. The proposal does not provide any additional residential units no alter the water demand at the property.

Town House Farm
Farmhouse Extension

SUMMARY

Summary

- I I.01 The proposed house extension develops upon previous pre-app advice received from officers.
- I I.02 The site has no restrictive landscape designations and is not listed.
- I I.03 The site is isolated and has no immediate neighbours.
- I I.04 Historic research and analysis has demonstrated that whilst there remain some isolated historic elements at the property, the house was almost entirely re-built in 1970 and subsequent internal modifications are related to modern partitions rather than historic elements.
- I I.05 The proposed extension provides a visually 'light weight' foil to the existing fabric.
- I I.06 Glazed to front and rear, the transparency of the extension maintains visual connections to the exterior of the existing house, whilst the glazed links create a physical separation of the built form which is re-inforced through the planted margin between the two.
- I I.07 The glazed links have been introduced to ensure that the strong horizontal datum of the clay tiles to the first floor facade can remain unaffected, thus preserving and respecting the character of the host building.
- I I.08 The extension is bookended in local brickwork to provide a material link to the existing and historic fabric as recommended by officers.
- I I.09 The extension is located in an area which was historically built-upon and the overall ground floor area of the extension is broadly comparable to that which was demolished after the 1960s fire.
- I I.10 The extension is a single storey structure, clearly subservient to the host dwelling, and detailed in a contemporary manner which is both demonstrably of its time, yet also respectful of, and complementary to, the existing building.