

PLANNING STATEMENT

SOUTHWOOD LODGE ANNEXE

WEST WALBERTON LANE

WALBERTON

RE-ROOFING HIP TO GABLE AND DORMER



Description

Southwood Lodge is a two-storey house originally constructed as a 19th century cottage with later single and two-storey additions, now providing a 5-bedroom family home.

The site originally appears as a roadside strip but has for many years included paddocks and woodland extending to more than 2.5 hectares, with a contemporary Annexe (the subject of this application), Home office, pre-war Barn and modern Stables.

The term Lodge has no significance apparently adopted in the 1980's

Planning Permission was granted per WA/19/08 to use the Annexe as such and as a holiday let by removal of an earlier condition.



Proposal

The upper floor of the Annexe is very restricted in height, such that we have described it as a sleeping loft; there is only a small area at maximum 2 metres headroom where it is practical to stand upright.



The building is also poorly insulated and damp.

The proposal is to over-roof the main slate pitch, by which means insulating it and change the hip end to gable providing headroom for a stair clear of the central area.

The re-roofing will increase the thickness of the roof externally up to 200mm, re-using sound existing slate and one of the front roof lights.

Both the new and existing gables will be clad in timber boarding as is intended for the main house per WA/49/19.

A new lead clad low pitch dormer is proposed for the rear to replace the existing small dormer over the stair to provide enough headroom area for a bed and space to walk past it to the bathroom.



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on behalf of Manhire LLP

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