

Letter of explanation for Pre Application Advice
Mr J Pugh & Miss C Davies
56 Gorsty Lane, Hampton Dean, Hereford HR1 1UN

With regards to the Pre Application Advice submitted for Number 56 Gorsty Lane, Hampton Dean. This is a letter of explanation for the application.

Number 56 Gorsty Lane is the home of Mr J Pugh and his partner [REDACTED]. They have settled and enjoy life here. Mr Pugh works with in the building industry locally, his partner works at the hospital and their son attends a local school so access to work and schools is convenient and revolves around low travel requirements.

As regards on site parking Mr Pugh has laid a neat new stone area in front of the house for off road parking for his van, his partners car and any visitors car thereby increasing road safety and visibility for other traffic especially important as they live near a road junction.

The rear garden is not large but it is sufficient for all the family activities.

Mr Pugh and his partner would like to extend their family and this is the main reason for the requested modification to their house. The kitchen is small, there is no utility space essential for a working mum and the garage is a low priority space for family life. The sitting room is relatively large but is separated from the kitchen which is inconvenient for modern family life. In addition as the porch entrance unavoidably directly accesses the sitting room, it always becomes a major part of the flow through the house and so can become highly disrupted.

As regards the first floor there are only two bedrooms and a small bathroom which is insufficient for family growth.

The concept of the modifications is several fold.

1. To increase the bedrooms to four to allow for family growth.
2. To increase bathroom / ensuite space to ease congestion in the morning rush.
3. To create a combined family room which includes the kitchen and eating area so that a more modern family life style can be created.
4. To maintain the iconic appearance of the house particularly from the front but to introduce a contemporary style which should provide a slightly more modern edge to this highly valued retro house design.

The proposals.

1. A hall has been created from the porch and separated from the sitting room with ample storage for boots and outdoor clothes on entrance to the house.
2. The sitting room is accessed from this hall to establish a restful relaxing space for all the family.
3. A kitchen and living space is created at the rear of the dwelling for the family which has direct access to the rear garden through french doors.
4. A utility room and downstairs loo has been created off the kitchen.
5. The low priority space of the garage has been converted into a dining room for entertainment with family, friends and visitors.
6. As regards the first floor, the existing flat roof over the bathroom has been removed and a new side apex is proposed. This will then enable an interior re-order to include 3 bedrooms and a larger bathroom with shower and bath as well as an ensuite for the main bedroom.
7. The foot print of the house has just been squared off to provide marginal extra space for the sitting room and new living space but has not encroached on either side of the neighbours space.

8. No additional side windows are proposed to protect the integrity of the neighbours. Mr Pugh and his partner do have a good relationship with their neighbours. As a plumbing engineer he is occasionally contacted to help and advise on these matters which he obliges. The immediate neighbours aware of his plans and so far no objections have been forthcoming.
9. The limited rear garden space for family life has been maintained.
10. The iconic lines of the front have been preserved and even enhanced. The extra first floor space has been acquired by this new side apex which truly preserves the original concept of the house. Overall by squaring off the dwelling to the front and side cleaner lines have been introduced providing a slightly more contemporary appearance particularly to the front.

The Conclusion

Mr Pugh and his partner wish to retain the clear heritage of the dwelling but also seek to make modifications in a sensitive manner in order to enable them to inhabit the building that suits modern family life. Great effort has been made to retain this heritage but also to make changes in a sensitive manner that reflects the changing needs of a modern family as a whole.

Mr Pugh and his partner would like to thank the Planning department for the help received and a favourable comment from the pre-application advice. So they trust that their plans will gain support from Herefordshire Council and look forward to gaining eventual planning approval to meet their needs.