

Dippersmoor Manor Kilpeck Ref 161110/16111L

Demolition of lean-to and erection of garden room
Case officer

Proposals

The applicant proposed alterations to the principal (west) elevation of the dwelling. These works would involve the demolition of a single storey dual pitch entrance hall and lean-to projection of the main roof, construction of a new garden room which would link to a utility room through an existing opening and new opening formed through an existing window opening into a relocated kitchen.

Comment

Whilst the existing entrance hall has no particular architectural or historic interest the materials and its modest scale sit harmoniously with the dwelling.

The proposed new garden room by contrast is a major new element which sits incongruously with the dwelling introducing new materials and roof form which are alien. It completely changes the character of the dwelling and adversely so.

If the house is to be re-ordered, in my opinion it would be preferable to relocate the kitchen to the proposed sitting room/study with the back hall used as utility - surely a better and closer location than as proposed.

The proposed kitchen would be used as a dining room, and proposed dining to a living room.

I think there would be an opportunity for opening up the living room further with double french doors opening onto the courtyard.

The proposed utility would make an excellent entrance hall and the existing single storey structure either replaced or adapted as an entrance porch.

As presented I cannot support the proposal.

Nick Joyce

17 May 2016