

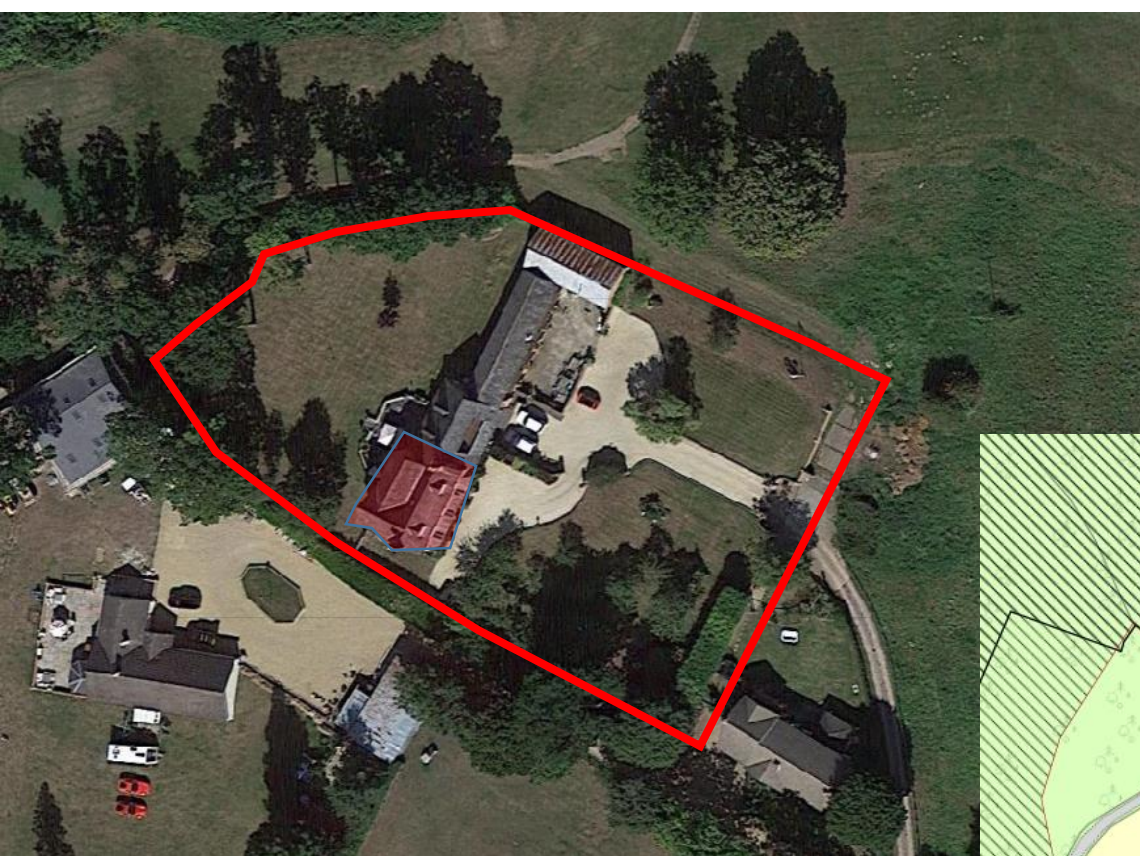
Greenwood Manor, Greenwood Lane, Durley, SO32 2AP

Install 2no windows and external staircase and exit, with a gabled canopy, to rear elevation of previously-converted stable building; erect carport and enclosed garage combined to front drive and single equipment/store building in rear garden (within the curtilage of a listed building; amended proposal)

Reference : 21/00471/HOU







- Land shaded northwest designated SINC with Ancient Woodlands beyond (WCC map below)



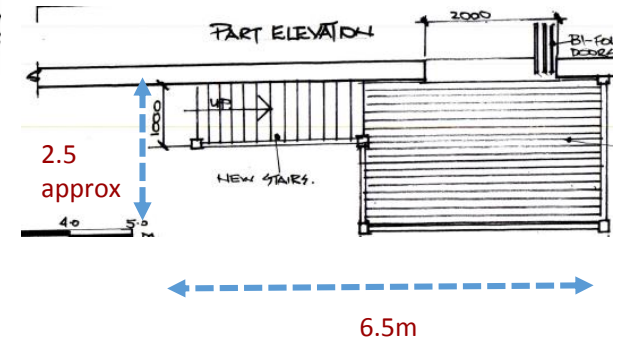
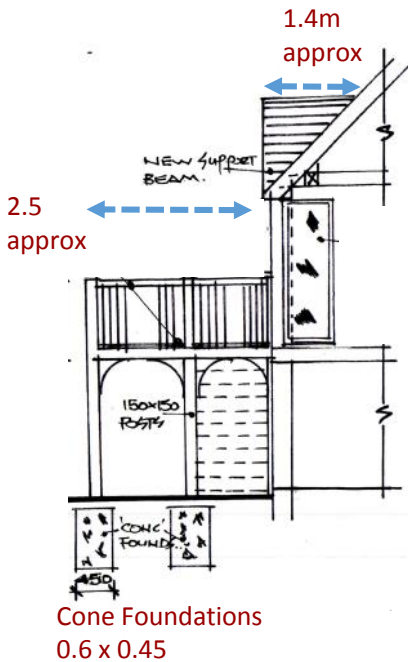
- Site sits outside the settlement boundary; residential curtilage throughout site
- Dwelling only Grade II Listed (shaded above)
- Land just outside of red edge to the northwest, north and northeast is within the East Horton Golf Club's ownership

Proposed Site Plan



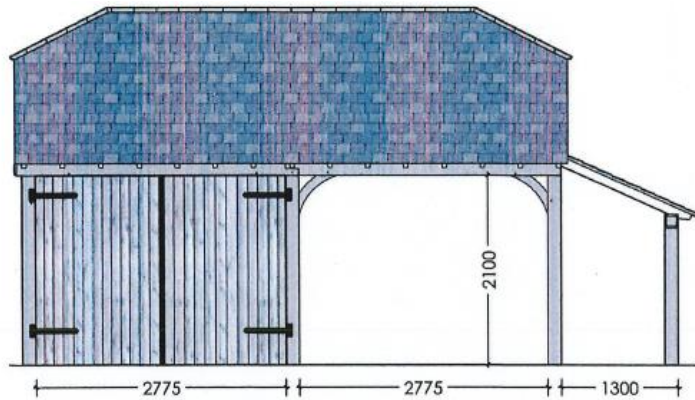
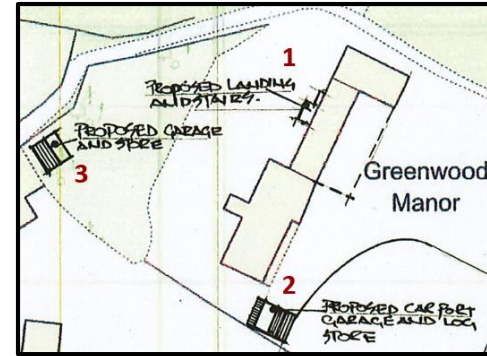
1. Proposed rear landing/stairs and 2 rear-facing windows to first floor of converted barn
2. Proposed carport/garage to front of dwelling
3. Proposed garden store to rear garden

Materials (slate and timber stained brown) and joinery details included as pre-commencement condition to be approved by our Historic Environment officer.



Proposed Carport / Garage (front garden)

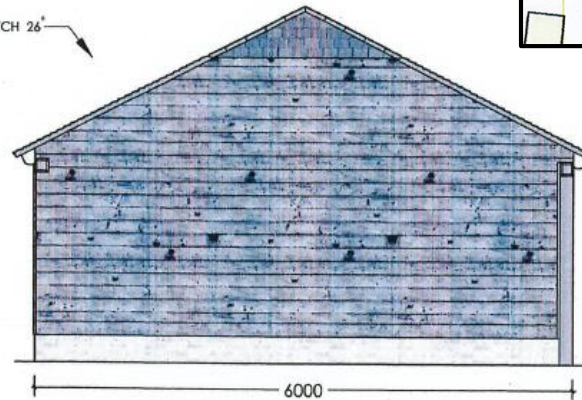
Materials (brick plinth, slate, timber stained brown) included as pre-commencement condition to be approved by our Historic Environment officer.



FRONT ELEVATION

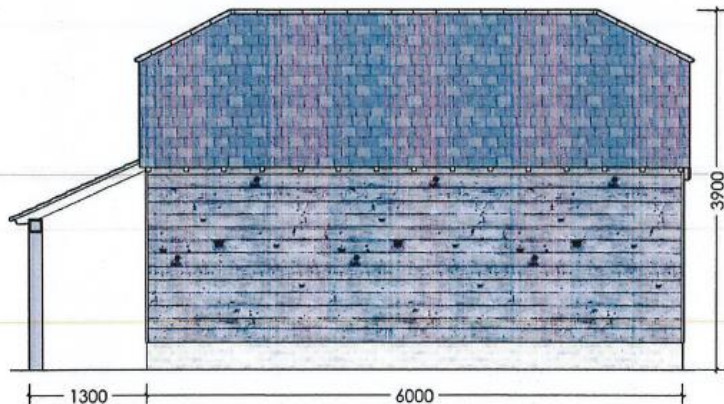
NE Elevation

ROOF PITCH 26°



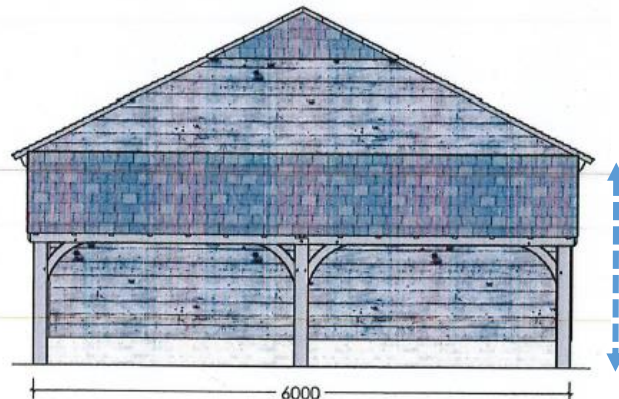
LEFT ELEVATION

SE Elevation



REAR ELEVATION

SW Elevation



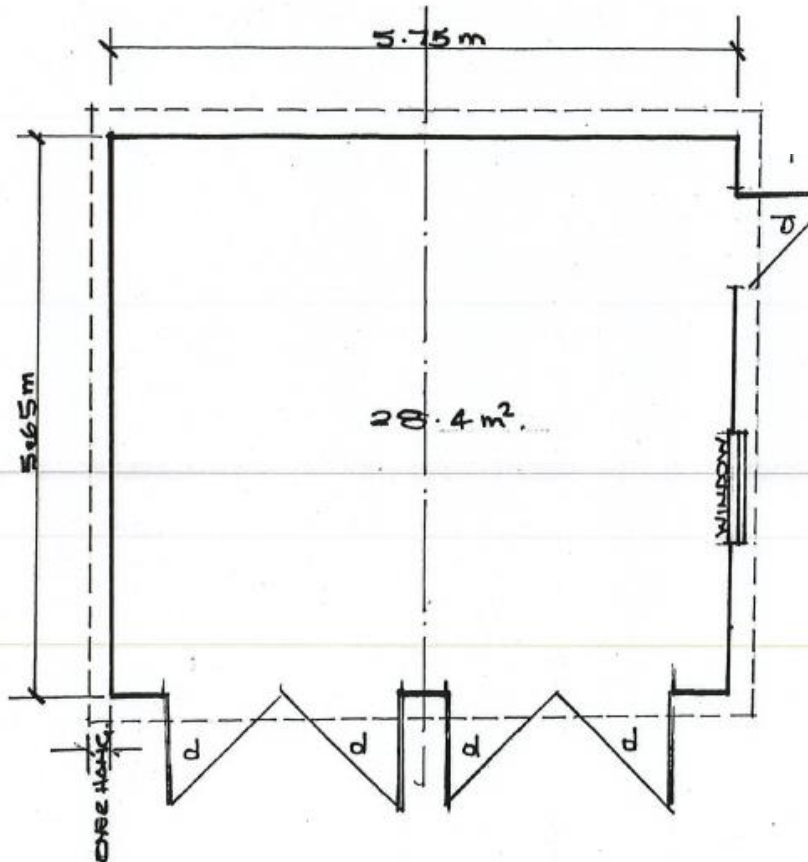
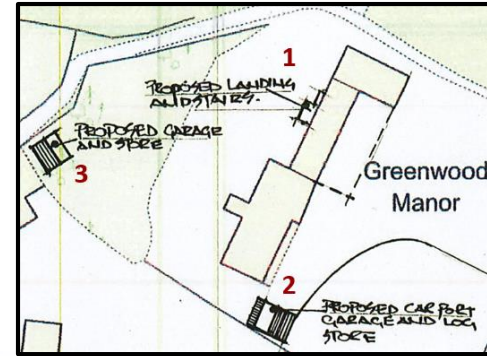
RIGHT ELEVATION

NW Elevation

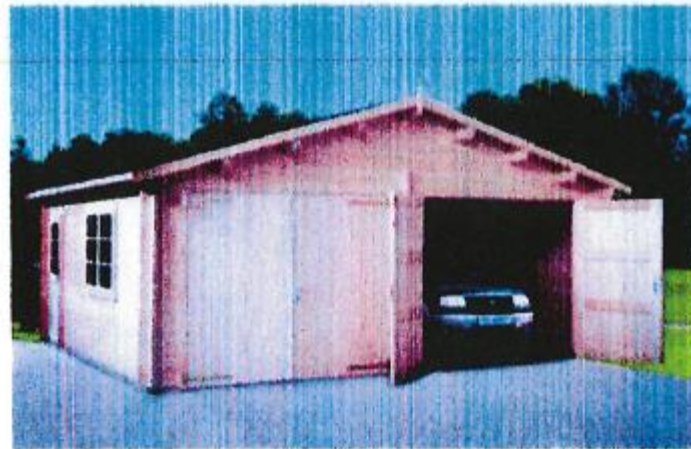
2.35m
approx

Proposed Garden Store (rear garden)

Materials (brick plinth, slate, timber stained brown) included as pre-commencement condition to be approved by our Historic Environment officer.



3.5m
ridge
2.2m
eaves
Slab
-15cm





1

1. View (above) looking from the front drive toward the front of the property. Proposed garage location left of the dwelling (white car), barn behind tree.





2



3

- 2. View from front drive toward proposed garage/carport
- 3. View of side garden and gate access
- 4. Hedges cut back to boundary line in proposed site of garage/carport, retaining some hedge at boundary for screening



4





5. (Left) combined photos demonstrating location of rear garden storage building as seen from golf course. The nearest tree will be approx 10m away from front of proposed building.

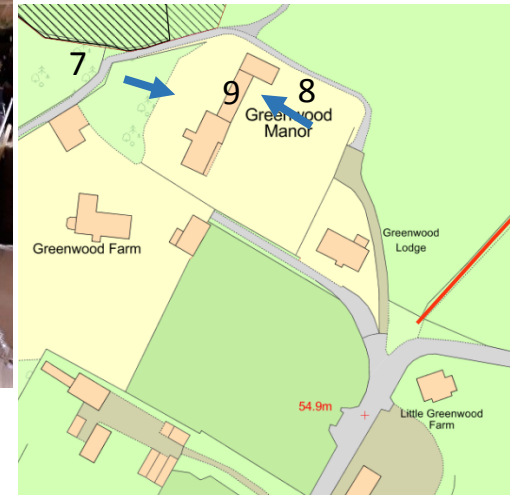


6. (Right) view from garden back to boundary of proposed garden building. The stick demonstrates the front left corner of the proposed building. Golf course land beyond private to club members, not public ROW.





7. (Left) Rear elevation of converted barn as seen from inside garden boundary; staircase and windows proposed as above.



8. (Above) Front elevation of converted barn with storage areas to ground floor.
9. (Centre) Upper floor open planned with inside wall of proposed staircase/windows.



Public & Private Views

10. (Left) Public views of front of site from ROW path. (Land from foreground hedge to fence centre considered private land to golf club.)

11. (Below, left) Views from boundary toward 15th hole and ancient woodland beyond within Club's private land.

12. (Below, right) View from standing on 15th hole back to rear of the dwelling, within Club's private land.



Further Private Views

13. (Left) View from golf course nearer to boundary of rear elevation of proposal site.

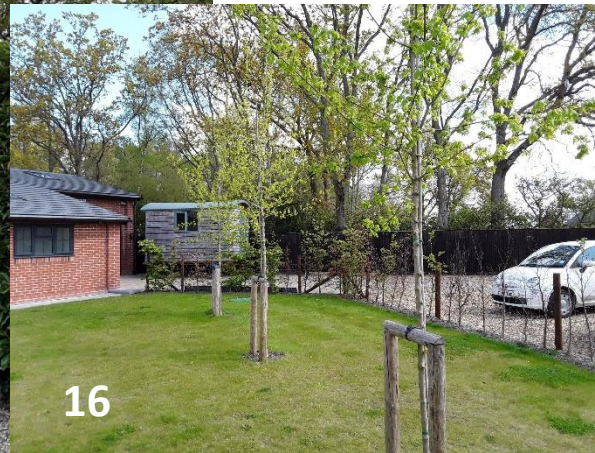
14. (Below) Further views from near 15th hole toward proposal site's proposed garden store location and existing ancillary building of Greenwood Farm.



Neighbouring Site



15



16

15. Neighbouring site:
Greenwood Farm – brick building
is ancillary building to host
dwelling.

16. View back toward boundary.

17. View along boundary fence

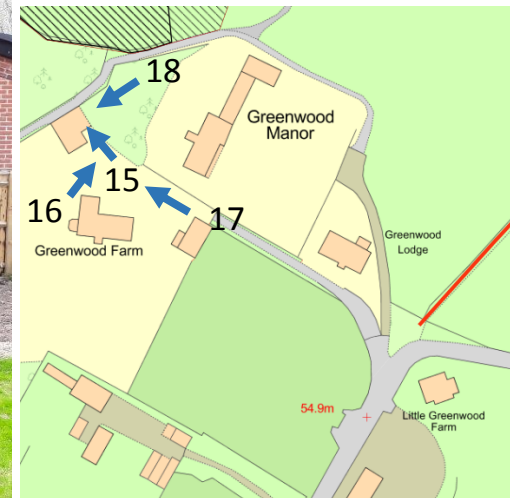
18. View from proposal site back
toward ancillary building's side
elevation.



17



18



Neighbouring Site (continued)

19. Neighbouring site: Greenwood Farm –

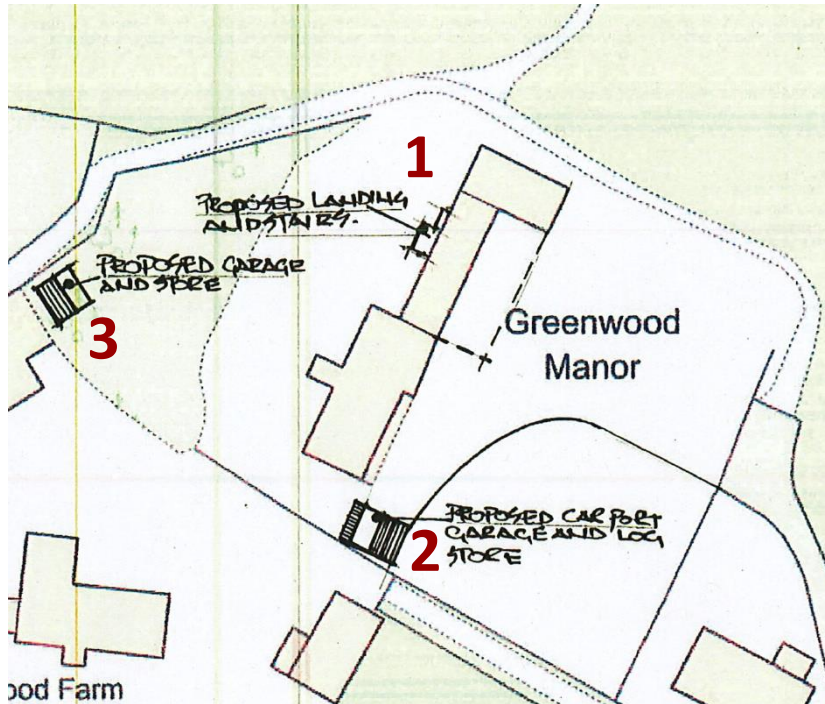
Views from forward of ancillary building back to rear elevation of proposal site with views of the barn roof.

20. View closer to boundary with views of barn roof.

21. View from drive back to where proposed garage/carport is to be built. (Hedge approx 3-3.5m)



Proposal Summary



1. Proposed rear landing/stairs and 2 rear-facing windows to first floor of converted barn
2. Proposed carport/garage to front of dwelling
3. Proposed garden store to rear garden

