

Planning Note covering justification on areas of the replacement dwelling.

The Heritage Report submitted with this application covers the relevant policies and assessment relating to the Historic environment. The plot also lies within the Green Belt. The floor area of the proposed house has therefore been carefully calculated and balanced against the floor area of the existing house.

As a response to pre-application advice from Historic England and the Conservation officer we have set the eaves height and included dormer windows, with a strong rhythm to respond better to the exceptional significance of the parkland than the existing bungalow. Upper floor accommodation is fully contained within the roof space of the house and garage.

The area calculations agreed with the planning officer in pre-application consultations are as follows:

1. Established Limit on Floor space and space within the roof

The relevant area of the existing : **426.06m²**

Agreed that the footprint of the proposed dwelling should not exceed **426.06m²**

2. Submitted Scheme (with dormers) June 2021

House

Ground Floor -

Main Floor space : $32.6 \times 8.6\text{m} = 280.4\text{m}^2$

plus utility $2.6 \times 9.4\text{m} = 24.5\text{m}^2$

First floor – exempted as contained within the roof

Garage-

Ground Floor - floor space : $14.7\text{m} \times 8.2\text{m} = 121.1\text{m}^2$

First floor – exempted as contained within the roof

to give a Total **426m²**

NOTE : Submitted Plans are annotated with dimensions. House and Garage floor plans (Drawing 102) scale at 1:100 when printed at 100% on A3 paper size)