

Lower Hilltop Farm

Please find attached our drawing 018A which puts together some volumetric studies for the current and previous approved planning applications relating to the property. As you will note, each planned extension was intended as a replacement for the previous incarnation rather than a further extension rather than an addition which is what may have led to your concerns regarding overdevelopment. Continuing this theme, the current application is once again intended to replace the existing conservatory which suffers from the usual climatic extremes, being too warm to comfortably use in the summer and too cold in the winter. To overcome this, the more substantial construction is proposed utilising a solid roof with rooflights rather than the current all-glazed construction, with new pvc aluminium framed glazing to the walls which will overcome the current situation with deteriorating timber due to the exposed nature of the location, and rebuilding the stonework to match the existing barn.

As you will note, the projected volumetric increase is well within the third increase allowance, coming in at 22.6%