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Copeland Borough Council,
Development Control,
The Copeland, Whitehaven
Cumbria. CA28 7SJ.

22ND January 2021

Applicant:

Our Ref: USH.PH.1222.FP1

Mr & Mrs Usher
Partfield House,
Drigg, Holmrook,
Cumbria. CA19 1XG

Project :

Single storey side extension with replacement pitched roof to front and rear with internal alterations.

Dear Sir or Madam,

Please find enclosed a planning application for a ground floor extension with alterations to the existing roof and replacement porch addition. This is a supporting letter to give some background to the proposed design, intended use and future plans of the applicant to enhance the site as an overall.

The proposed single rear extension is considered to fall within the criteria for permitted development. The single storey, in essence of its eaves height, replicates the main house profile and is set back to the front to form a subservient addition. These two elements are deemed to be acceptable in terms of planning guidelines.

The roof addition to the front and rear dormers has come about due to the poor overall design of the original flat roof design, both in terms of aesthetic and performance. The proposed addition of a pitched roof running front to rear provides a central design feature to the main house, identifying the main entrance as the dwelling is approached from the driveway. The ridge line to the proposed roof higher than that of the original dwelling, which is essential to achieve an acceptable pitched roof in terms of overall design and functionality. A lesser roof pitch would be of poor design and sit awkwardly when relating to the existing dwelling.

The front porch is strong in its appearance to be sympathetic to the overall design and increase in width to the proposed built form. The projecting roof adds visual strength and feature to the front elevation balcony provides a softer less overbearing overall form than if it were infilled with built form.

The applicant will be undertaking a full re-landscaping of the grounds to Partfield House over time to bring the property as an overall dwelling to a high standard to that of the surrounding properties.

to provide background to the proposed design. the applicants live a considerable distance from children and other family members. There is a need to facilitate accommodating family gathering at a single time on a frequent basis and sometimes for prolonged periods of time. The proposed accommodation would provide this for the applicant.

Given the above considerations I feel the proposed development to Partfield House is acceptable.

Please feel free to contact myself to discuss any element of the application to ensure an approval can be issued.

Yours sincerely,

A black rectangular box redacting the signature of Andrew Holdsworth.

Andrew Holdsworth MCIAT