

**Oral statement from Councillor Charles Joel read out at the Plans 1 Sub Committee meeting on the 30th of September 2021.**

**Application 21/03075/Full1. Pucks Cottage**

What members will need to appreciate in this case is that the replacement of the existing dwelling is of similar design in character, mass details and materials and reflects the traditional image and compliments the prestigious housing estate.

For those members who have not had the opportunity to make a site visit can I point out that's over a number of years there are sites where dwellings have been rebuilt and in a number of cases with large extensions that have been added with the number currently under construction.

There is a mention of the existing bn S shaped, then if you look at the existing plan on page 47 it can be seen that a single and two Storey extensions have been added to the dwelling. Sadly, there are no photographs included in the report showing the unsightly elements that have changed the original character of the house.

Members should disregard the refusal under town planning application reference 19/02682, as the proposal before us has been modified to address matters. In item 5 on page 50 the APCA make the comment, 'This new proposal is an improvement on the previous proposal'. Then under assessment item 7.2.10 on page 58 it states, 'In general the design of the new dwelling is considered to be an improvement on the dwelling proposed under the 2019 application.' Then as the new building would be 0.2m higher than the existing dwelling it would also be commensurate to its surroundings.

There is a general comment regarding the catwalk roof slope and the impact on Marchurst and it can be seen from the proposed front elevation on page 59 that the lower portion at gutter level can be interpreted as being a single story level. I have been informed that the owners of Marchurst have no objections to the proposals. There are a large number of dwellings throughout Farnborough Park Estate that have cat walk roofs, some with dormer windows. Then again throughout the estate there are a large number of dwellings with different shapes and sizes, some designs being arts and craft character, some modern and contemporary and again symmetrical and unsymmetrical.

Members we have the benefit to judge applications on their merits and I'm moving this application for approval