3. The Moat House

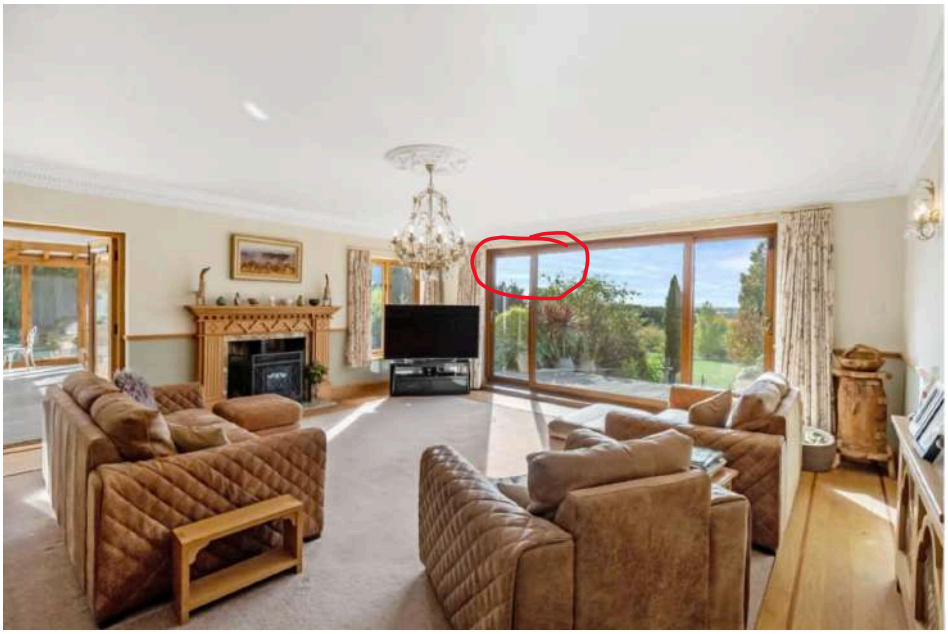
3.1 Extensive changes have been made to the moat hose since late 2005. This section describes some of these and how they relate to the gardens.

2006 major house remodelling (0600185FUL 8.3.06). When this was done a link was built between the former garage and old house. This link became a “garden room”, the southern elevation of which was entirely glass doors to enjoy the view of the gardens. Immediately above this room is the new master bedroom. This also has a full width windows and doors. The doors access a new balcony which gives great views of the gardens. The sale particulars of the house show the owner had a table and chairs to enjoy those views.

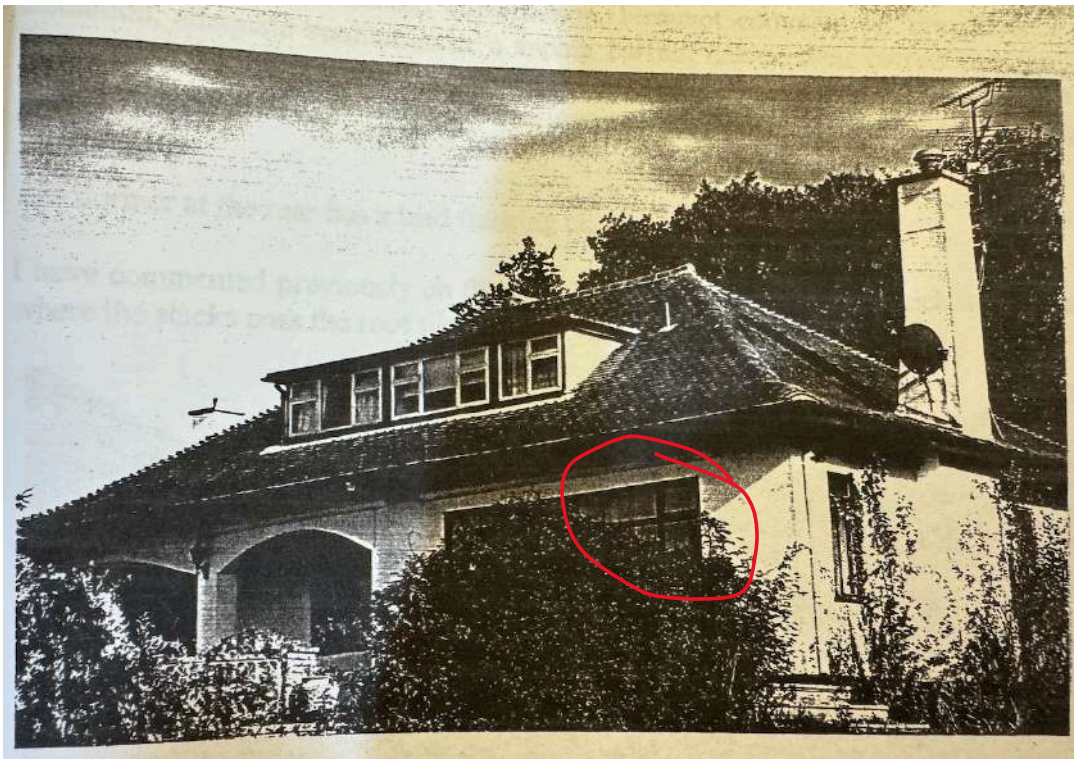




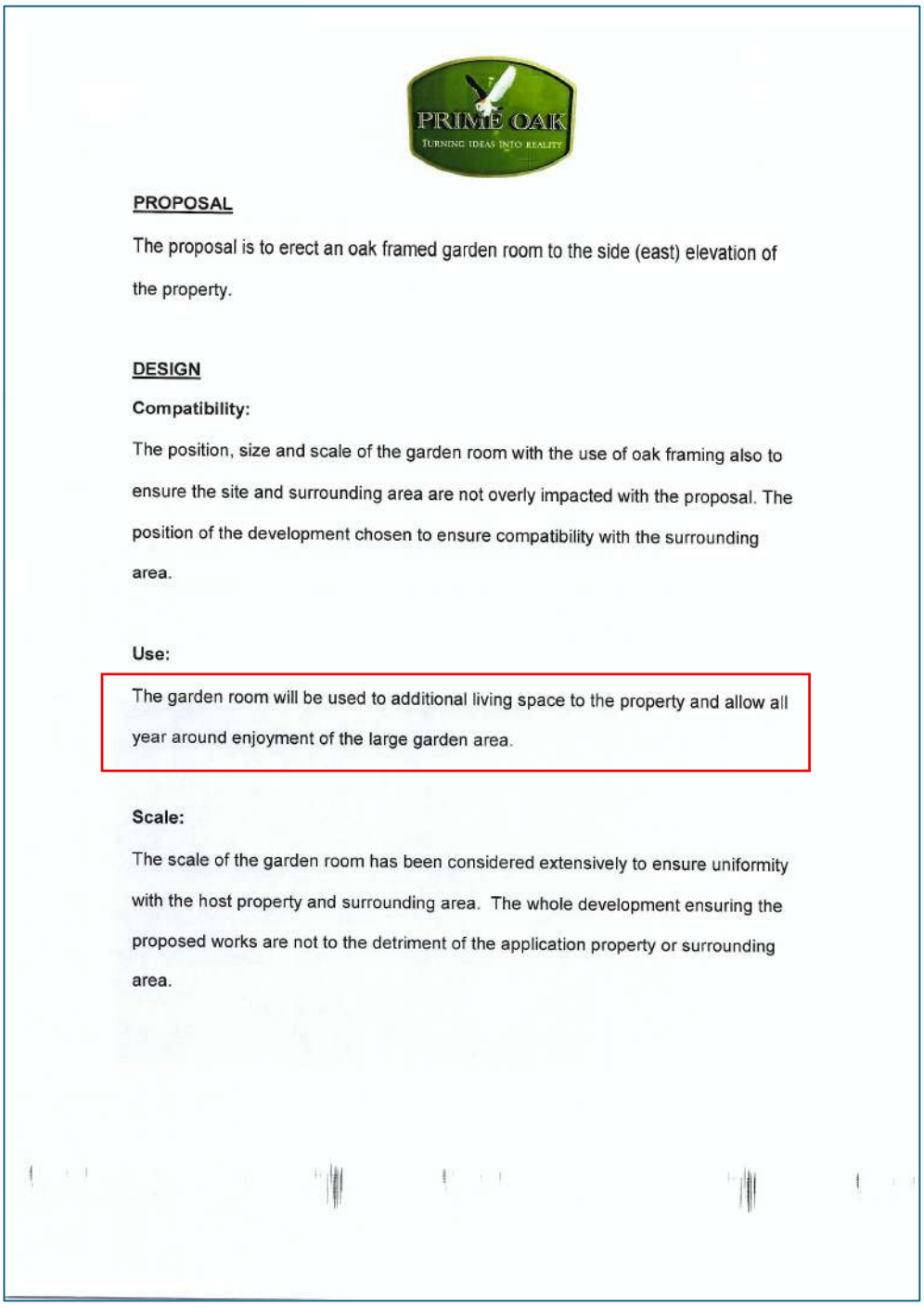
At some point in time a large picture window has been added to the main living room. Again to enjoy the views of the gardens to the south west. The following photo was extracted from the sale particulars.



The photo below is from the 18.10.2005 survey used to purchase the moat house in December that year. The window is clearly of a different style. The style can also been seen on the existing elevations in the 0600185FUL 8.3.06 planning application. Looking at the details of the window from within the house it appears to have been fitted at the same time as the 2006 major remodelling work was done.



In 2018 a new oak framed conservatory was added. A quote from the design and access statement accompanying the planning application on 7.11.17 states the purpose is to enjoy use of the large garden. The conservatory is oriented in such a way that the main external entrance, full width bi-fold doors to the southern gable end opens out to an entrance to the gardens.



PRIME OAK
TURNING IDEAS INTO REALITY

PROPOSAL

The proposal is to erect an oak framed garden room to the side (east) elevation of the property.

DESIGN

Compatibility:

The position, size and scale of the garden room with the use of oak framing also to ensure the site and surrounding area are not overly impacted with the proposal. The position of the development chosen to ensure compatibility with the surrounding area.

Use:

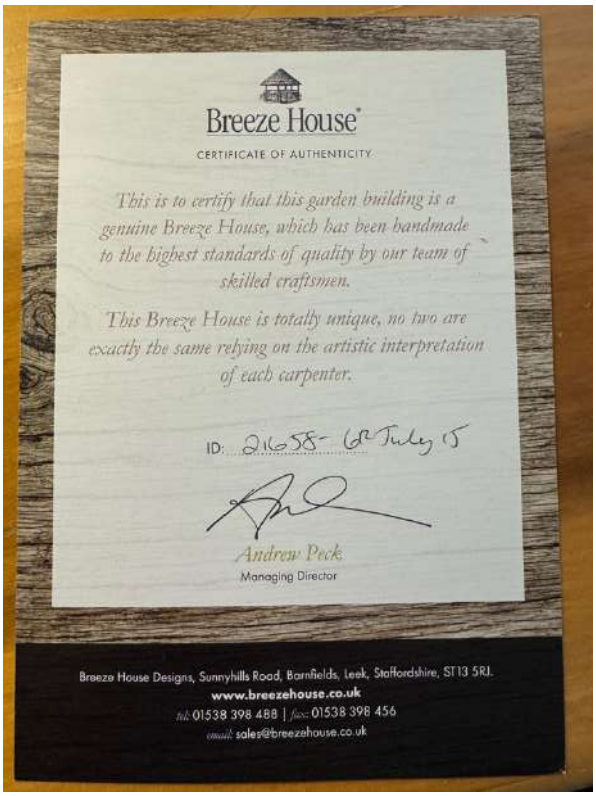
The garden room will be used to additional living space to the property and allow all year around enjoyment of the large garden area.

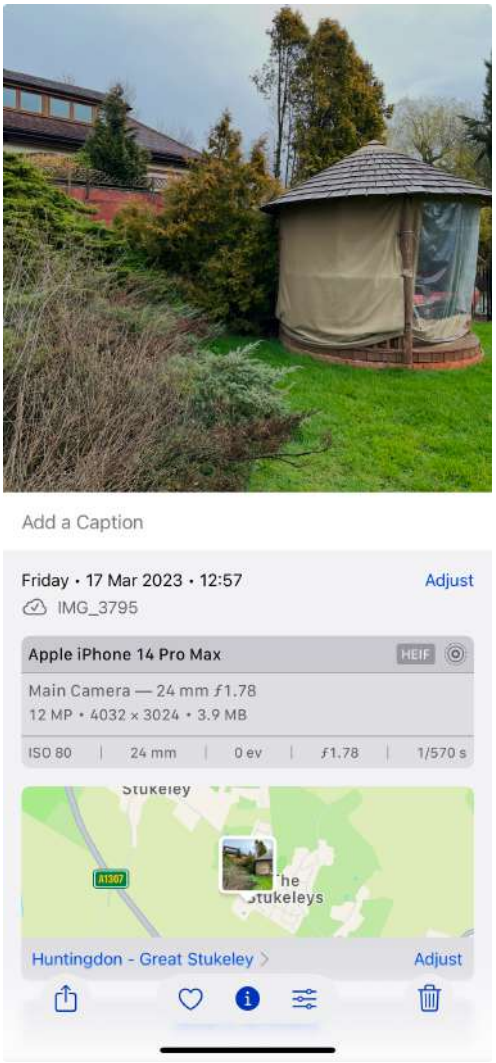
Scale:

The scale of the garden room has been considered extensively to ensure uniformity with the host property and surrounding area. The whole development ensuring the proposed works are not to the detriment of the application property or surrounding area.

On 6th July 2015 a breeze house was installed. This is a small leisure house with a roof designed for enjoying outdoor spaces. The installation certificate is attached below. It should be noted that this breeze house is fully oriented towards the south

west with the only entrance being on that side. This was clearly established to enjoy the gardens in the immediate view of this breeze house. See photos below.





Breeze house with the only door opening facing south towards the gardens and pond area.