

H/24/97599 – The Mazels, Knowle Lane, Horton Heath, SO50 7DZ.

Context.

This site lies in an area designated as countryside and the southern end of the paddock is the boundary of the Grade II listed building known as The Cockpit, a mid and late 19th. Century small country house of these two periods with a romantic character expressed in many gables. On the opposite side of the road is a long low agricultural building used as a piggery or similar with (when last seen) high indigenous, overhanging rural hedging on both sides of the road with a mature oak tree near the south west corner of the plot providing a particularly rural scene.

The Proposal.

This scheme is a slight re-working of the 2019 plan H/19/87048, the main feature of which is the change in roof form. On the initial scheme the roof at the west end was a gable, this has now been changed to a hip, giving a more cohesive and softer feel to the finished building.

The ridge height is a bit perplexing as the previous scheme raised it significantly, yet the current drawing indicates the outline of the existing roof to be higher than the 'previously approved roof (H/19/87048)'.

The new ground floor high-level window to the living room on the west elevation is a bit unfortunate as one approaches the house, but one can appreciate the desire for a better spread of light in the quite deep room, as the conservatory will temper the amount entering from the south aspect. As the building can no longer be seen from the road, this is not of public concern.

Conclusion.

Removing the west gable to the roof is a good improvement to the overall look of the house and the ridge height is not important for a building of this size in this situation i.e. a stand alone structure in the countryside. The addition of fanlights to most windows better matches the existing staircase window, so again ties in better, as does the integration of the solar panels. No objection.

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