

## **Appendix A**

Mr D'alton advised that alterations to the existing properties on the site, The Paddocks and the Old Rectory, were such that the two properties had been merged into a single residential unit. The intention was now to demolish the remainder of The Paddocks and create a new dwelling on part of the site.

This was a substantial, enclosed private site of some three acres and the applicants wished to preserve the existing level of privacy. The entire site was not required to do so and the applicants proposed to create a large family house and garden to the frontage on a site of 0.9 of an acre.

Mr D'alton had been asked to design an architecturally worthwhile property of merit which would contribute to the village. The character of development in Alvscot was diverse with a multiplicity of styles and Mr D'alton believed that the design put forward was in keeping with the existing properties.

The Old Rectory sat an acre away from the proposed dwelling which would utilise the same access as the existing property. The site was completely enclosed and discrete.

Mr D'alton noted that the Conservation Area Appraisal indicated that the important views were outwards away from the existing site and considered that the development would not impact upon the open land to the front.