

Anchor Paddock, Holt Wood, Wimborne, BH21 7DS

Proof of Evidence as to the works to Anchor Paddock and White Barn

Between May and July 2020.

By Gary Taylor

**PROOF OF EVIDENCE IN RESPECT OF THE WORKS TO ANCHOR PADDOCK AND WHITE BARN IN 2020 IN SUPPORT OF THE FOLLOWING APPEALS AGAINST ENFORCEMENT:**

- APP/D1265/C/24/3351182** Notice alleging:
1. the construction of a single storey rear extension,
- APP/D1265/C/24/3351183** 2. the construction of a dormer extension.
- APP/D1265/C/24/3351184** Notice alleging: 1. the conversion of a barn/ outbuilding to a habitable dwelling including operational development to extend the barn building.
- APP/D1265/C/24/3351185** 2. The construction of a garage, outbuildings, green house, swimming pool, chicken coup and associated hard standing.
- APP/D1265/C/24/3351186** Notice alleging construction of a separate C3 dwelling house

**APP/D1265/C/24/3351187**

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**Date Of Inquiry:** 4 – 6 February 2025

**1. Connection to the Site at Anchor Paddock, Holt Wood, Wimborne, BH21 7DS (“the Site”)**

**1.1.** In May 2020 my company Dixie Developments was appointed by Michael and Michelle White to renovate Anchor Paddock. The scope of works included the addition of a first-floor dormer and rebuilding of an existing garden room from Timber frame to blockwork in keeping with the existing dwelling.

**2. Works to Anchor Paddock between May and July 2020**

**3.1.** Works commenced towards the end of May and the dormer was completed towards the end of July, I cannot be sure of the exact date.

- 3.2. I can confirm the existing bungalow had a spiral staircase that led to an extremely large loft space that was used for storage and as a playroom area.
- 3.3. To give the dormer area the added headroom we rested the roof beams on top of the existing ridge beam. I can confirm no structural elements were required.
- 3.4. I have seen the photos the Council took on 28 July 2020. At that stage the dormer structure had been completed, but the windows weren't in, and the cladding had not been added. This was the same for the extensions (and the rest of the house where the windows were being replaced throughout, and the roof retiled).
- 3.5. I also did the work on the greenhouse which was dilapidated. We built a new greenhouse structure to a more attractive design, and which is slightly taller. We used the same base and retained some of the internal concrete blockwork. If necessary, I could recreate a copy of the old greenhouse, but I can't see why anyone would want to do that as it was an eyesore compared to the new one.

### **3. Works to White Barn**

- 3.1. I was responsible for the construction of the annex where [REDACTED] lives. There was a collection of old buildings in this location, which we took down and put up a replacement structure in around a day. I understand the Council say we built the site up and the new building is much taller, but this is not true. We reused the same slab. The new building is shorter overall than the old building, and lower than the old building that had a pitched roof, but much smarter overall. The step down on the barn side of the new building was created by removing material there and the level on the boundary side is unchanged. If necessary, I could recreate a copy of the old buildings, but I can't see why anyone would want to do that as they looked much worse compared to the new one.
- 3.2. I was also responsible for the construction of the garage. There was an old storage building in this location, which we took down at an early stage in the project

because we needed access to the rear, but I understand Michael's intention was to rebuild it. The new building is about the same size as the old building, but modern in style. If necessary, I could recreate a copy of the old building, but I can't see why anyone would want to do that as the garage looks much better.

- 3.3.** I was also responsible for the removal of the old enclosure over the hot tub and the construction of the home office. The new building is bigger than the building it replaced and obviously in a different position. If necessary, I could recreate a copy of the old building, but I can't see why anyone would want to do that as the hot tub is no longer there.