

Anchor Paddock, Holt Wood, Wimborne, BH21 7DS

Proof of Evidence as to the use of and works to Anchor Paddock

Between February and March 2021.

By Tim Sanger

**PROOF OF EVIDENCE IN RESPECT OF THE USE OF AND WORKS TO ANCHOR PADDOCK
IN 2021 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. 2. The
APP/D1265/C/24/3351185 construction of a garage, outbuildings, green house, swimming pool, chicken coup and associated hardstanding.

APP/D1265/C/24/3351186 Notice alleging: construction of a separate C3 dwelling house

APP/D1265/C/24/3351187

Date Of Inquiry: 4 – 6 February 2025

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

In February 2021 the company I am the main builder for, Rosebank Construction, was appointed by Michael and Michelle White to install a roof light at the site shown edged green on the Enforcement Notice Plan ENF/20/0313 (“the Treehouse”), Batchelors lane, BH21 7DS along with some internal and external works.

2. Works to the Treehouse between February and March 2021

2.1. I can confirm we did not do any groundworks, and all the external walls remained in place apart from where new openings were required or openings were to be sealed.

- 2.2.** During renovations a decision was made to increase the height of the ceiling with a contemporary lean before adding the roof light.
- 2.3.** Externally we retained most of the existing cladding and added new vertical cladding to some areas.
- 2.4.** We upgraded most of the openings and I can confirm no structural upgrades were necessary. We removed all existing 9mm plasterboard replaced them with 12mm boards and upgraded the existing part rockwool insulation to a mix of rockwool and Celotex.
- 2.5.** All works could be undone, and the roof reduced to the previous height if required although, I would add that apart from changing room sizes, all the additional work was cosmetic as the existing amenities were well worn.
- 2.6.** The garden allocated to the Treehouse was defined by a stone outline, we reduced the garden size considerably with a new fence.
- 2.7.** I can confirm the Treehouse was entered via a private opening immediately to the left after entering the Anchor paddock grounds.
- 2.8.** We were paid in total [REDACTED] Work commenced 2 February 2021 and was completed at the Treehouse 22 March 2021.