

Amber Willard

From: Martyn White
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To: Amber Willard
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AL/30/19/HH

Stable Cottage has been identified as a Building or Structure of Character (Local List) and the design and access statement identifies that it was built in 1905 as part of the Edwardian Norton House estate. It is a two storey, detached building which is set within pleasant grounds. The external walls of the cottage are currently finished in a pale pink masonry paint over rough cast render. It is screened from Norton Lane by vegetation.

The building is also located within the Norton Conservation Area. Norton is a small, rural settlement which contains a small number of buildings. There is a variety in building form, style, age and materials. Although generally street fronted, there is an informality of layout; some of the larger buildings, e.g. Norton House and East Norton Farm House being set well back in their own extensive grounds. Space between buildings is important to the rural character of the settlement. So, too, is the brick and flint boundary walling of various heights, mature hedges and trees and verges. A series of gentle curves in Norton Lane provide a pleasant and attractive sense of enclosure.

The proposal is for a two-storey side extension which will provide for an additional bedroom and double garage. The concept of an extension to the property is considered to be acceptable, subject to details regarding design and materials.

I note that substitute plans have been provided which alter the gable elevation of the proposed extension. This alteration is an improvement which is supported. However, some of the proposed materials are still of concern. I note from the Design and Access Statement that the ground floor walls of the extensions are to be painted brickwork, whilst the first-floor walls are to be clad with horizontal feather edged timber cladding which will also be painted to match the external walls. It is not clear why this approach has been selected as it will not match or reflect the appearance of the host dwelling. It will create a complex elevation which would harm the character of the building. It is not clear why a matching render cannot be used?

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