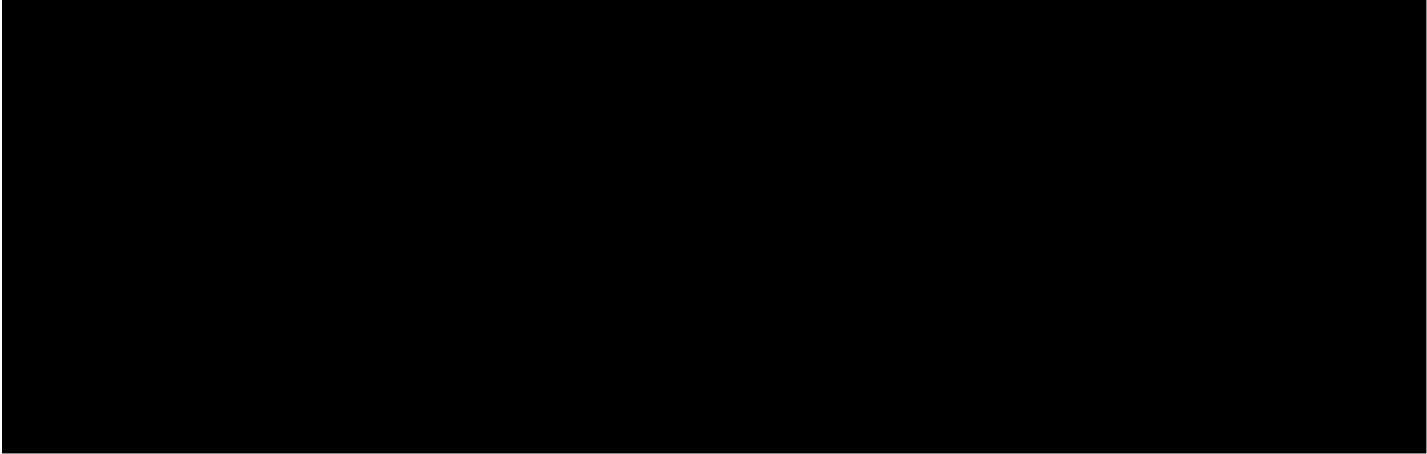




From: Martyn White
Sent: 15 May 2018 16:35
To: Andrew Wood
Subject: AW 45 18 HH

Andrew,

These comments are made on the basis of the comments previously submitted by the former Conservation Officer, and should be read on conjunction with those.

The conservation area has developed incrementally over a 70 (or so) year period, and as a result, there is a strong mix of styles and agers of properties. The property in question appears to reflect some traditional characteristics through the use of what appears to be 'clay tiles' and orange/red brick. The proposal suggests using replacement bricks and tiles which will potentially reduce the dominance of the property. This has the potential benefit of helping to reduce the impact of the proposed works.

The proposed development forms a substantial extension to the existing property and will transform it. The previous Conservation Officer provided comments related to the veranda on the front elevation. The revised plans appear to result in the removal of the majority of this from the proposals, leaving one small section. As now drawn it is considered that the proposals seem to comply with this part of her comments – this leaves some feature on the front elevation.

However, the works are still substantial in nature and will somewhat subsume the host dwelling (and existing garage structure). As a consequence, the impact on the neighbouring Locally Listed dwelling and the Conservation Area needs to be considered. The works to the rear of the property will have limited impact upon the Conservation Area. However, the works to the front will have a greater impact (the entire of the front elevation will change in appearance); the use of render at the ground floor level forms the introduction of a new material to the property. It is assumed that this is related to the relocation of the ground floor windows. Render is a material found throughout

the estate and is not in itself an alien material. However, the character of the property will be different from the existing property which is brick only.

If minded to approve the application, the success of such a scheme will depend upon the quality of the materials used and the colours chosen. There does not appear to be any information related to the windows, or the colours so you may wish to condition these. Details of these will be required to ensure that some of the traditional characteristics of the existing (and neighbouring) property remain.

Please let me know if you would like to discuss further.

Kind Regards

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