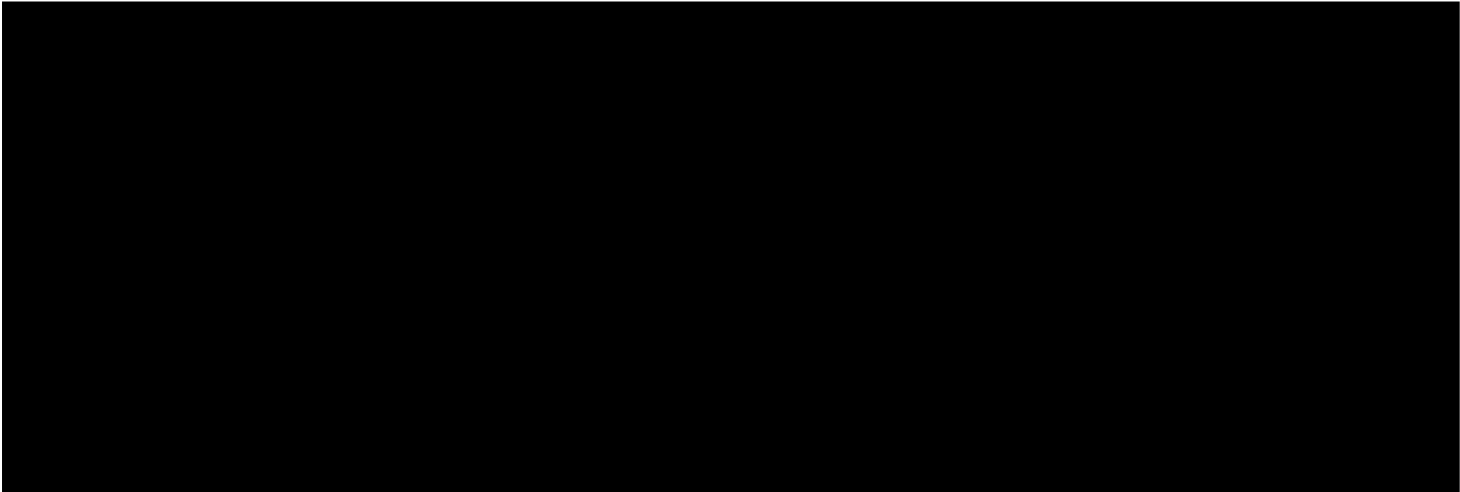



From: Martyn White
Sent: 15 May 2018 17:11
To: Andrew Wood
Subject: AW/85/18/HH

The property is a detached structure built in the 1970's, and does not appear to have changed considerably since it was constructed. It is a rather unassuming property that reflects local characteristics through the use of materials and scale.

The property is located immediately adjoining the Craigweil House Conservation Area and Area of Special Character. As such, development at this property has the potential to affect these as it will be visible from within them. Development in such a location should therefore preserve or enhance the existing character or appearance of the Conservation Area or its setting.

The character of the Conservation Area/Area of Special Character as a whole is varied, with a mixture of property types and ages. However, certain characteristics can be identified.

New development within, and adjoining the Conservation Area/Area of Special Character has the opportunity to not only maintain any existing qualities, but also enhance them.

The proposed extension is considered to be substantial in size and results in a new roof line. Whilst, it is acknowledged that the existing garage is set forward of the main dwelling, this is for a single storey structure. In contrast, the proposed two storey extension is not set back from the front elevation. It is considered that it will therefore be more dominant on the street-scene.

It is suggested that such a large extension should be set back from the front elevation in order for it to look subordinate to the host dwelling. Further, it is not clear how the roof plan will reflect that of the existing one.

It is considered that both elements (the size of the extension and the roof) do not make a positive impact upon the local area and increase the dominance of the structure on the street-scene (which forms part of the character of the assets).

Furthermore, the alteration to the external appearance of the property is in the form of Cementous cladding. Such a material is not prevalent within the conservation area, and the use of cladding over the entire elevation is considered to be out of character. Where cladding is available in the immediate local area, it appears to be placed on the first floor only.

At the current time it is considered that the proposed extension and new external treatment will have a detrimental impact upon the character and appearance of the heritage assets. It is considered that it would be better to use the existing materials as a guide to the proposed works; brick and tile hanging.

The concept of altering the property is not in dispute, it is considered that there are alternative ways of achieving the amount (or similar) space that is required. This could include some elements of modern design, as long as they clearly reflect the characteristics of the properties and local area.

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