

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	BE/14/17 & BE/15/17
Address	Land to the rear of 95-99 North Bersted Street, Bersted
Description	New double garage affecting the setting of designated heritage assets
Case Officer	Simon Davis
Date	20 April 2017

The proposed garage is associated with a recently permitted dwelling located just outside the northern boundary of the Bersted conservation area and some distance to the north of two, grade II listed buildings. While the additional new development may have little impact on the settings of the listed buildings, it exacerbates the intrusive presence of the adjacent dwelling, which was resisted in terms of the Council's conservation Policies.

Randomly located, isolated buildings of this nature are alien to the traditional frontage pattern of development and they intrude into long, countryside views. The proposed garage contributes to a gradual accretion of 'backland' buildings outside the settlement boundaries, and the cumulative effects erode locally distinctive qualities of the designated area and diminish its significance.

The proposal is thus contrary to Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through inappropriate development within their settings. Refusal is therefore recommended in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3.

Angela Haywood
Conservation/Design Officer