

From: Martyn White
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To: Planning.Responses
Cc: Richard Castro-Parker
Subject: BE/44/19/HH

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I note that the application consists of two elements: a single storey rear extension to an existing (modern) carport which will be used as studio/workshop/store and new rear roof light to Elm Cottage

Elm Cottage is located within the North Bersted Conservation Area. This conservation area has a country feel to it, partly created as a result of the presence of many fine examples of 16th, 17th and 18th Century farmhouses, as well as a general informality in the layout of the street, landscaping and boundary walling.

The property also adjoins a listed building, which consists of two properties known as The Old Priory and The Elms. It is an L-shaped, two storey, C18 building. The west front is faced with roughcast render, whilst the north front is constructed with flints. The roof is covered with clay tiles. The property faces on to the street, and makes a positive contribution to the rural character of the local area.

The proposed extension to the garage will only affect the existing, modern structure and is positioned such that it will not be visible from the public domain. It is suggested that the rooflights be of a conservation standard.

The addition of one roof light to the rear elevation of the cottage will not harm the character or appearance of the building or the heritage assets. It should, of course, be of conservation standard.

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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