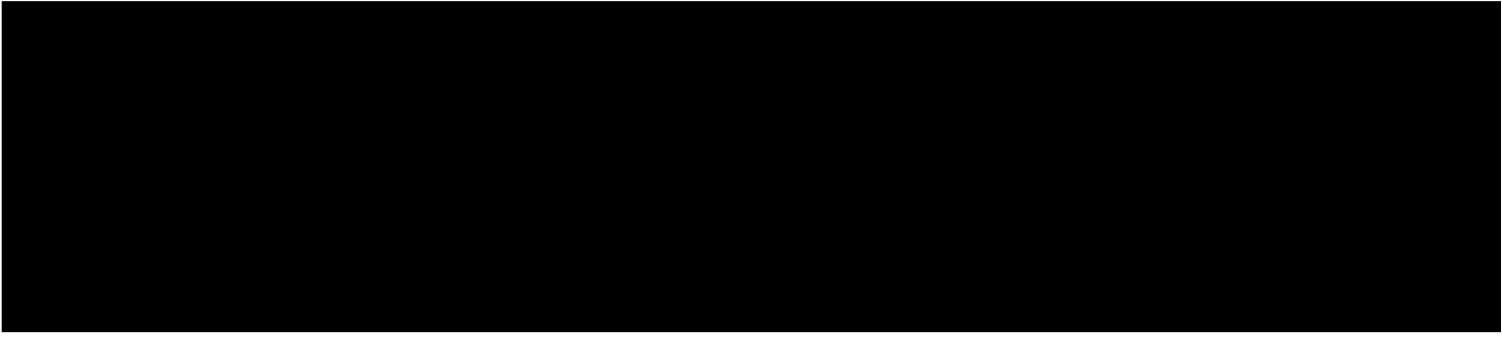




From: Martyn White
Sent: 13 December 2018 15:52
To: Planning.Responses
Cc: Richard Castro-Parker
Subject: BN/38/18/L

BN/38/18/L

The proposed works comprise the erection of an oak framed extension to the rear facing elevation of the building and would be of timber construction. The application property is a detached Grade II listed building within a mature garden area.

Reference is made to the fact that the proposed extension is in the position of a previously approved (and unimplemented) structure. Whilst this is noted, it should be acknowledged that the current scheme is smaller and slightly different in appearance. Since that time, the NPPF has been introduced, and updated. As such it is considered that the proposal should be looked at in its own right.

The current proposal appears as an afterthought; that is to say as if it has been tacked on to the corner of the existing building. In addition, the extension is taller than the part of the listed building it adjoins. The location/position of the extension is therefore problematic, and should be amended so as to better fit with the host dwelling.

The floor plan of the extension is irregular in shape which creates a covered porch area. An extension such as this one should be simply treated so as to not dominate the general character of the building.

I note that the use of timber as a building material has previously been approved, and that it is proposed to be used again. As a consequence such a material can be used as part of this scheme. Neighbouring windows are multi paned and this element could be reflected in the new windows (via discharge of condition if the application is approved).