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BR/216/18/L

The proposal is for the demolition of an existing outbuilding, and the erection of a two storey extension.

Milford Cottage is attached to the Grade II listed building, 10 The Steyne, and therefore is itself a listed structure. Originally a single building with slate roof and rendered walls, the house in question is now in separate ownership, and forms a small house which is accessed from Market Street.

On the site is what appears to be an outbuilding which has been adapted to allow for the parking of a single car. The demolition of this structure is of no concern as it is not considered to significantly affect the character of the host listed building, or the local area.

The proposed two storey extension, on the other hand, is considered problematic and cannot be supported in its current form. The extension is considered to be substantial in nature and is wider than the host dwelling. It therefore cannot be considered to be subservient to the host dwelling. In addition, it seems to accommodate a significant amount of the curtilage with very limited uses; a bedroom, shower room and a large area of hallway/corridor space.

Looking at the proposed elevations, it looks as if the proposal results in the loss of an original/older sash windows. Such a proposal cannot be supported. The use of French windows complicates the elevation and is in contrast with the simple nature of the building. The proposed east elevation contains a single door and small first floor window which does not make a positive impact upon the street-scene.

I note that the statement contains the following information 'it will have its own access from the street allowing visitors to come and go as they please without causing a disturbance'. Does this mean that the extension is to be used as an independent letting unit?

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