

From: Martyn White
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Cc: Zac Denton
Subject: EP/6/19/PL

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The application relates to a standalone structure in a residential area. It is a simple structure of either brick or rendered appearance, with wooden windows. It sits in close proximity to a listed building. It is surrounded by attractive flint walling.

The listed building is an attractive two storey flint cottage which has been developed over time. It sits at a right angle to the street and is surrounded by mature gardens. The structure in question appears to be within a separate curtilage, through the use of hedging/walling.

I note that the application relates to alterations to, and change of use from, an existing dwelling to a garden room. The change of use is considered to be acceptable, as are the internal alterations.

The use of the cladding is considered to be acceptable in principal. However, it is not clear how it will be treated. Please can this be confirmed? Further, I also note that the intention is to use solar panels on one of the roof slopes. Such a proposal will affect how the building is viewed from the surrounding areas, and could be considered unfortunate. However, if designed sensitively along with the proposed roofing material, the impact could be minimised to a point of being acceptable.

Reference is made to a proposed window/door specification on the plans, but I cannot see this within the application (when viewed digitally). Is this missing? Otherwise you may wish to request that details are provided to the council in order to ensure that they are acceptable?

This additional information will be required in order to ensure that the proposal respects the listed building.

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