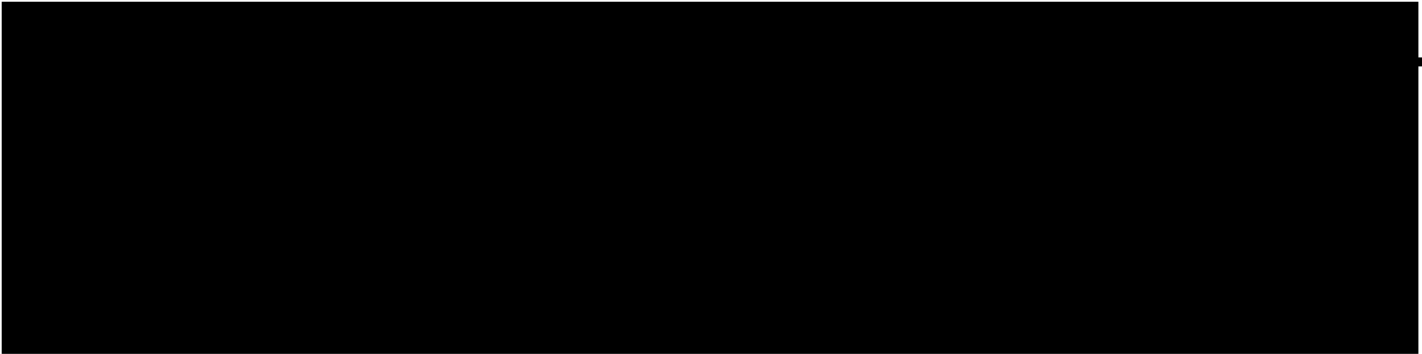




From: Martyn White
Sent: 11 December 2018 17:20
To: Planning.Responses
Cc: Amber Willard
Subject: WA/101/18/HH & WA/102/18/L

WA/101/18/HH & WA/102/18/L

The application is for the provision of a two storey extension, along with a new detached garage to be located within the front garden area.

The existing property is identified as Grade II Listed cottage. It is a small scale, detached two storey property, faced with cobbles with dressings, quoins and a flush stringcourse of red brick and grey headers. The roof is tiled, and the windows are casement in design. The cottage is prominent on the street-scene, and forms part of the character of the conservation area. The front garden area is noticeable when traveling along the street, being contained by an attractive flint wall with a mature garden.

Rear extension

It is noted that a substantial rear extension has already been granted permission, which has been implemented. The proposal is to build upon this recent extension in order to provide for more accommodation.

The extension would be sizeable and increase the mass of the existing modern extension. It is considered that it would dominate the rear elevation and be overlarge for the scale of the existing cottage.

Further the proposed works to the stairs, whilst maintaining the historic fabric would harm the character, and therefore significance of the room.

The location of the proposed extension would surely mean that there would be issues with the removal of water from the existing valley in the section of roof directly behind the proposed extension. This would affect the design of the proposed extension, and requires further consideration?

As a consequence, the proposal as currently prepared cannot be supported.

New garage

The proposed garage would essentially be built forward of the front elevation of the cottage on part of the existing parking area. At present the front garden area is contained by the flint wall and mostly laid to lawn with a small parking area for the resident's private car. Therefore, at present the cottage is fully visible from the street, and forms a focal point.

Development of the garage in this particular location will mean that it will play a dominant role in the street-scene and essentially block views of the listed cottage, so that only part of it is visible when looking westwards.

Further, the garage would be the only garage structure of this design, in this location in the conservation area. It is thought that out buildings are mostly masonry in construction, and therefore the proposed garage is of a conflicting design.