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Subject: WA/36/19/HH & WA/37/19/L

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Heritage advice has been provided to the agent. Whilst useful it only relates to the first floor extension, and does not relate to the impact of the internal works and the proposed carport/garage structure. Further, it does not make reference to the conservation area. In light of this some comments are provided based on my own assessment/observations.

Holly Tree Cottage is a Grade II Listed Building which is also located within the Walberton Village Conservation 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.

The heritage information provided as part of the applications is helpful in that it provides further information regarding the property. It dates from the 18th Century, with a two storey rear; brick built extension which dates from the late 19th Century with two gables and casement windows. It appears that the cottage was originally constructed as two separate dwellings, with the remains of this still evident from inside the house where the original floorplan remains intact, including the two side-by-side staircases. The dwelling has been further extended in the 21st Century with a single storey extension to the rear of the building. This has been centred between the original two dwelling houses of the building which allows the rear elevation of the building to be better read and understood by way of its historic past.

The 19 century addition consists of two gables at the rear of the building, which are identified to be of heritage significance to the listed building as they allow for an understanding of the buildings development.

The conservation area focuses around The Street, which runs through the village on a rough west-east basis. The majority of development fronts onto the street, and is residential in use. It contains a number of impressive individual buildings and groups, of a mixture of age and type, and is further enhanced by attractive boundary walling (including long sections in flint) and hedges. Many properties are constructed using traditional building materials.

The application is for the provision of a first floor rear extension, along with a new detached car port/garage structure to be located within the front garden area, to the side of the property. I provide my comments on both elements of the proposal separately.

Rear extension

It is noted that a substantial single storey rear extension has already been granted permission, which has been implemented. This extension steps down from the holder part of the property and is somewhat subservient to it. 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 does not look so be much smaller than the previously withdrawn applications

The current proposal involves the gable end of the proposed first floor extension being below the height of the two historic gables at the rear of the building. This allows for it to read as somewhat subservient to the older parts of the building.

The use of a gable end at first floor level is considered to be acceptable as this is consistent with the use of other gables at the sides and end of the building.

The success of any proposal in this location would depend upon the quality of the materials and windows to be used as part of the proposal.

The proposal will involve the loss of one of the existing staircases, which has been identified in the heritage information as being linked to the time when the house was two properties. No further information has been provided regarding the staircase to be removed, or an assessment made on the significance of the structure, nor the impact of its loss. At the moment, it has to be considered that this element of the proposal would result in the loss of historic fabric, remove an element of the properties historic development and could therefore harm the significance of the cottage.

New garage

The proposed carport would essentially project 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 partially block views of the listed cottage, so that only part of it is visible when looking westwards.

Further, it would be the only structure of this design, in this location in the conservation area.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of sections 15, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

