

From: Martyn White **On Behalf Of** Conservation Officer
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Cc: Amber Willard
Subject: Y/19/19/HH

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The property is a Locally Listed Building, and is located within a conservation area. It is one of a pair of semi-detached cottages which are thought to date back to around 1820. The main element of the building is two stories, with a single storey rear extension. The front elevation is painted render with two multi-paned sash windows. Other elevations are constructed from flint.

The conservation area is located on the edge of the village and focuses around the narrow lane to the front of the building, and the historic church. It has a rural character which is emphasised by a lack of street paving and the limited number of properties, which are vernacular in appearance.

The proposed extension is to the rear of the building and incorporates the existing single storey element. This existing element is simple in appearance, reflecting its function as a kitchen and bathroom. There is currently very limited opportunity to view the extension from the public domain.

It is noted that the proposed extension consists of a timber framed structure, with a brick base and frameless glazing. It is considered that this design will reflect the character of the host building and local area. It is therefore considered that the proposal will not harm the character or appearance of the conservation area, nor the building, and is therefore capable of support.

The success of the scheme will ultimately depend upon the quality of the materials used, and it is recommended that they reflect those already present.

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