

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/34/17/HH
Address	Forge Cottage, Church Road, Yapton
Description	Alteration and addition to a building with a designated area
Case Officer	Simon Davis
Date	21 June 2017

The building occupies a 'backland' site within the Main Road/Church Road, Yapton conservation area and it has very little presence in the public realm.

From the conservation perspective, it is rarely considered appropriate to significantly alter the principal elevation of a building within a designated area. Distinctive architectural qualities are likely to be obscured and the building's special contribution to local character diminished. However in this case, the host dwelling occupies a 'backland' location and it has little visual presence in any important streetscapes. The building lacks evident architectural merit and it makes a limited contribution to the distinctive qualities of the conservation area.

The two storey addition is a dominant, bulky element which transforms the appearance of the host dwelling and considerably intensifies the present level of development on the site. However, the enlarged built form remains reasonably consistent with the scale of adjacent buildings and it continues to have little presence in the public realm.

While the proposal is not entirely consistent with para 137 of the NPPF - which requires new development to *enhance or better reveal* the significance of a designated area - it makes little difference to the overall appearance of the host building, which remains neutral.

The impact of the proposal on the significance of the designated area is therefore negligible. Although it fails to contribute anything positive, it causes little actual harm, and it is condoned in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3.

Angela Haywood
Conservation/Design Officer