

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251712
Address:	Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross		
Proposal:	Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage.		
Heritage Asset:	Three Mile Cross Area of Special Character (AoSC) Setting of: Highway Cottage and Wisteria Cottage – both Grade II listed Historic barn at Basingstoke Road junction - NDHA Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No, however familiar with the area with previous site visits		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the demolition of extant single storey garage and subsequent erection of a replica replacement in a slightly altered location. The garage sits adjacent to a historic barn, opposite two listed buildings – Highway Cottage and Wisteria Cottage – and located within the Three Mile Cross Area of Special Character (AoSC).

The application is a resubmission of 211173, which was granted in 2021, however the permission was not implemented and has now lapsed. The proposals as contained in this application are a repeat of this previous application and are related to the highway improvement works for the Basingstoke Road junction.

The garage is 20th century in date, taking the form a simple traditional weatherboarded single garage raised on a brick plinth under a corrugated metal pitched roof. Whilst 'nothing special' in itself, the simple, almost rudimental character of the garage positively contribute to the AoSC's interest, through being a traditional and unpretentious structure. Such garages/stores/barns etc. are typical of these types of settlements are whilst only 'small pieces' do have an important part to play in their contribution to the character and appearance of the

AoSC as well as to the setting, and thus significance, of the designated and non-designated heritage assets. The garage sits adjacent to a historic barn, and whilst the scope of this application does not allow for an inspection of the structure, it is evidently historic, probably mid-18th to early 19th century in date. Likely a two-bay timber frame with hipped roof (currently metal, would have historically been tiled). The two out-shots facing the Basingstoke Road are historic and have interest – photographic evidence has been found showing them present in the early 1900s – could the barn have been used as some form of shop/resting or meeting place relating to being of the main highway? Through the barn's age, historic and architectural interest, as well as the positive contribution to the character and appearance of the AoSC, the building is identified as a non-designated heritage asset.

No objection is raised to the proposed demolition and re-construction of the garage, given the previous approval. However, the condition attached to the grant of planning permission 211173 which requires the materials to be of 'similar appearance' to the extant, is now not considered sufficient enough to adequately secure the materiality of the new garage, which directly relates to the preservation of the character and appearance of the AoSC and the setting of the designated and non-designated heritage assets in the vicinity. Instead, the below condition wording is suggested as to secure appropriate material details. The material condition may be submitted via schedule, and thus should not place an unreasonable burden upon the applicant. It is, however, important that appropriate materials be specified, as, if inexpertly specified and utilised, improper materials may seek to harm the significance of the heritage assets.

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing.. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. *the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar to be used for the plinth;*
2. *the material, size, texture, colour, profile, and source of timber weather boarding;*
3. *the material, size, texture, colour, profile, and source of roofing materials;*
4. *materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
5. *the proposed rainwater goods*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	31/03/2026	Signed:	Roderick McDonald Built Heritage Officer

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