



Cranford Design Ltd

Centaur House
Ancells Business Park
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Heritage Statement

Site address – 67 London Road, Twyford, RG10 9EJ

The Site

The site is 915 msq

It is located on the Northern side of the London Road.

It is within the Conservation Area but not listed.

A detached property set within generous grounds with detached properties either side and a shared driveway with Polehampton Infant School.

History

No thing is showing on line for any previous residential planning applications.

Proposed

The proposed application is to convert part of the front garden to a gravelled driveway thus enabling the rear tarmacked parking area to be returned to garden. No new Highways access is required.

To convert the existing garage / workshop to habitable that will be ancillary to the main dwelling. The existing garage is to the rear and cannot be viewed from the street. It is not proposed to increase the footprint of the existing dwelling of garage / workshop area.

All proposed materials are proposed to be similar to existing.

Design Principles:

The design of any proposed building needs to respect and reflect the features of the existing building style and that of the adjoining properties so as to harmonise with the character of the Conservation Area.

Consideration in the sitting of any extension must be given with regard to its mass scale, bulk and height in its relationship to the existing house

Design:

No additional footprint is being requested. The proposed front parking area is to be gravel with the existing front boundary and planting unchanged and a degree of existing planting and grass to also be maintained.

Daylight:

The proposal does not create any daylight issues/obstructions and we believe it to be clear of the necessary 45-degree lines of sight from principal windows.

Overlooking:

The proposals do not create overlooking + repositions a principal bedroom window to minimise any overlooking aspect.

Trees:

The proposals do not affect any trees.



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Access:

There is no proposal to alter the existing access or parking arrangements. As the proposed development will have no detrimental bearing upon the existing arrangements, we suggest there should be no objection to the application on highway grounds.

Summary:

The proposed application does not alter the main dwelling or streetscene.

The proposal will look similar to the existing i.e. parapet wall and flat roof and given the considerations with regards to the obviating any damage to the visual amenity in this important Conservation Area we believe this proposal meets such criteria so that planning permission should be granted.