

TOWN & COUNTRY PLANNING ACT 1990

MR S BAIRD

HERITAGE STATEMENT

**LITTLE HOUSE
HINTON ROAD
HURST
WOKINGHAM
RG10 0BP**

**Householder application for the proposed single storey rear extension
following demolition of existing rear extension**

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1. INTRODUCTION

1.1 This Heritage Statement is submitted in support of a householder planning application by Mr S Baird for the erection of a single storey rear extension following demolition of an existing rear extension. The statement is divided into the following sections:

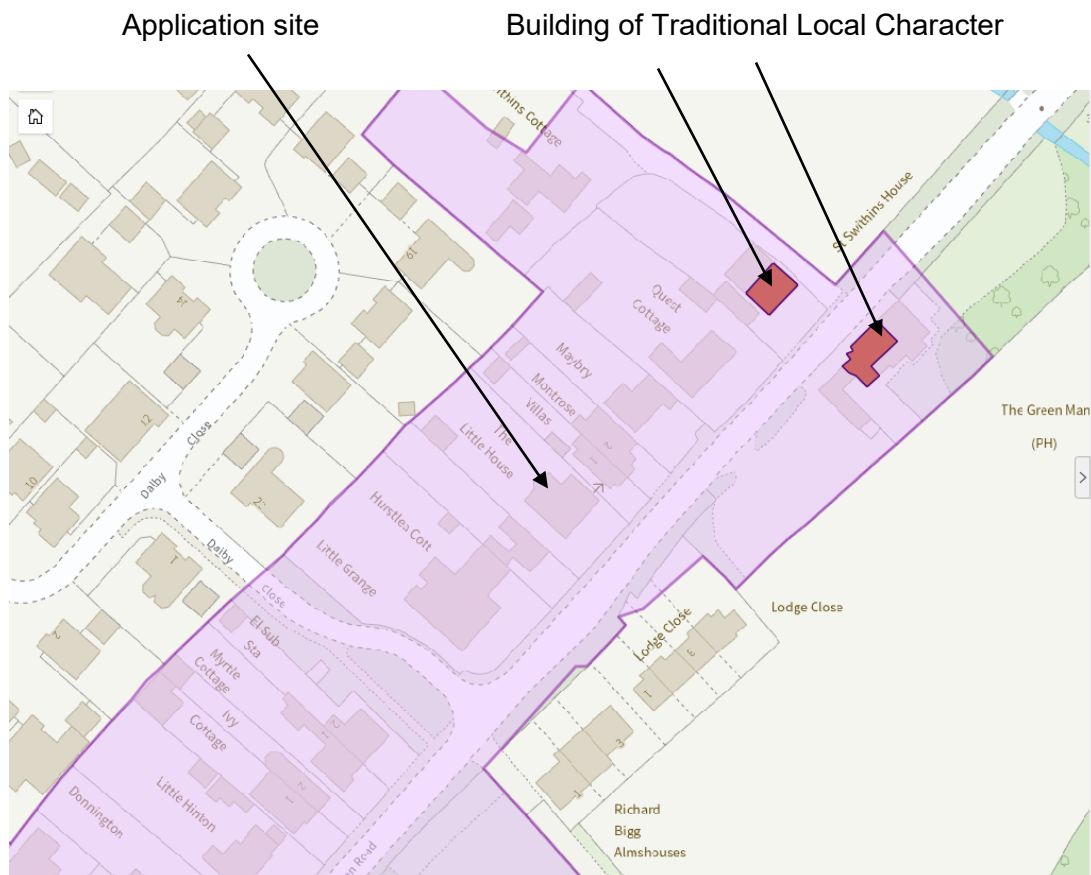
- Site and Surrounding Area
- Planning Policy Context
- Heritage Statement
- Summary and Conclusions

1.2 This statement describes the site and its surroundings and sets out how the proposal meets the Council's Development Plan and the National Planning Policy Framework. In particular, it will demonstrate that the proposal would not harm any of the non-designated heritage assets including the Hurst Special Character Area within which the application site is located and two 'Buildings of Traditional Local Character' located a short distance to the east (St Swithin's House and The Green Man P.H). The conclusion will be that applying the 'balanced judgement' test set down at paragraph 216 of the NPPF, that the proposal would not result in any material harm to the non-designated heritage assets.

2 SITE AND SURROUNDING AREA

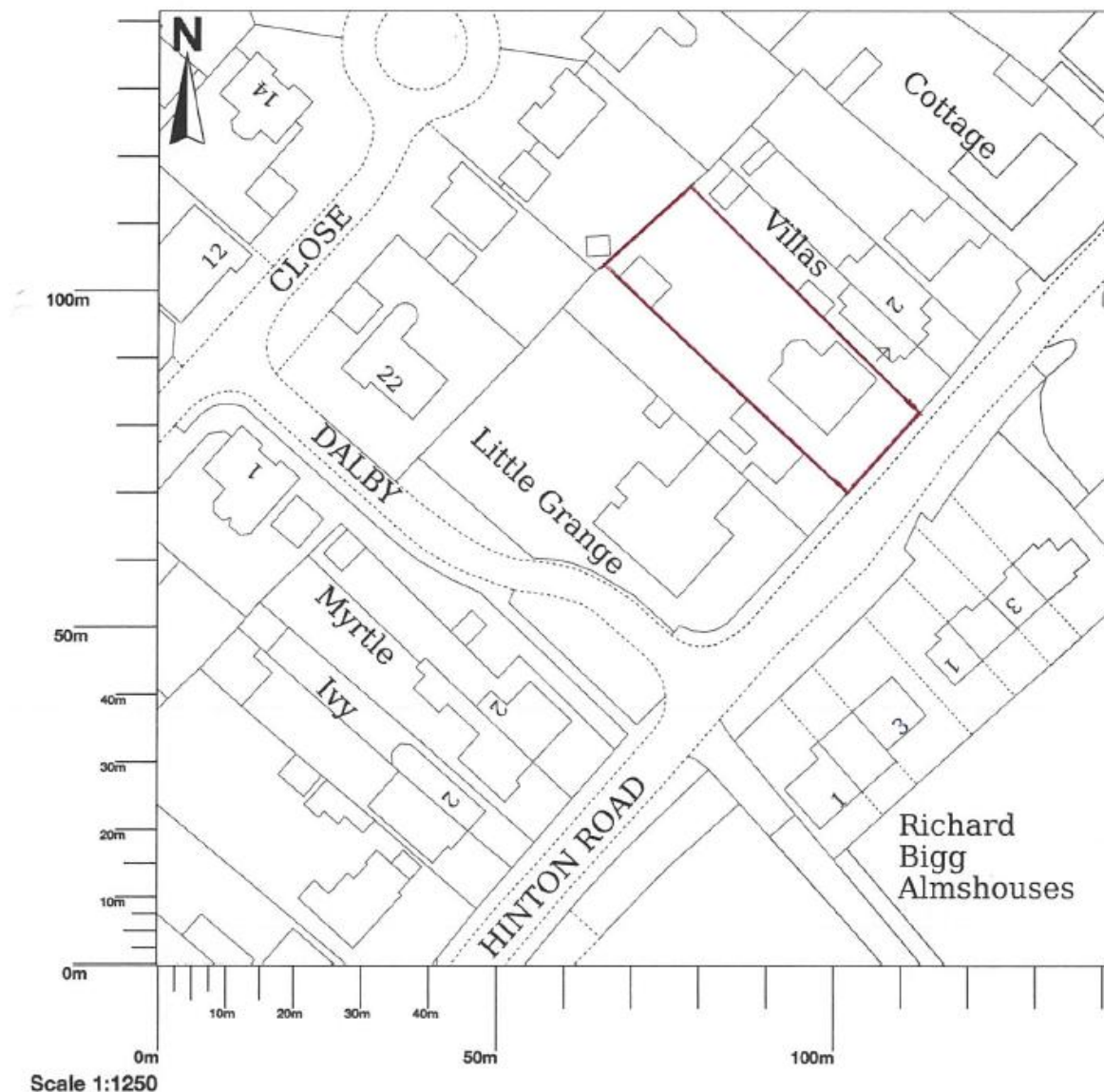
- 2.1 The application site is located on the northwestern side of Hinton Road on a larger than average plot within the limited development location of Hurst. The property sits within a run of linear style development generally comprising of traditional character style properties. To the rear of the site is Dalby Close which comprises of a modern cul-de-sac style development. Frontage development along this stretch of Hinton Road is defined as falling within a 'Special Character Area' (see below). Immediately to the east are two defined 'Buildings of Traditional Local Character'. Both designations are considered to fall within the scope of being defined as 'non-designated heritage assets'. The site does not fall within a conservation area and there are no statutory listed buildings within close enough proximity to be materially affected.

Proposals map extract



- 2.2 The existing property is a two storey traditionally designed dwelling of moderate architectural and historic interest. Whilst it likely dates from the 17th century, it has been heavily altered to the rear through single and two storey extensions (see below). The proposal is to demolish an existing conservatory (built circa 2004 under ref.F/2004/2434) and to erect a replacement single storey rear extension extending further across the remaining width of the property and further towards Montrose Villas to the north east.

Site location plan



Existing rear elevation to Little House



The Green Man P.H.



St Swithams House



3 PLANNING POLICY CONTEXT

3.1 Relevant planning policy guidance falls within the National Planning Policy Framework and the Wokingham Borough MDDD (2014).

i) National Planning Policy Framework (2024)

3.2 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment. Paragraph 202 confirms that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

3.3 Paragraph 203 states that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.4 Paragraph 216 of the Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm of loss and the significance of the heritage asset.

ii) Wokingham Borough Managing 'Development Delivery Document (2014)

3.5 **Policy TB26:** Policy TB26 concerns 'Buildings of Traditional Local Character and Areas of Special Character'. Paragraph 2 of the policy states as follows:

'Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting'

4 HERITAGE STATEMENT

- 4.1 The application lies within an Area of Special Character (Hurst) and a short distance to the south-west of two designated Buildings of Traditional Local Character. Both designations can be defined as 'non-designated heritage assets' for which the national test in terms of how they should be treated is a 'balanced judgement' having regard to the scale of any harm of loss and the significance of the asset. There are no designated heritage assets within close enough proximity to be affected by the proposal which is limited to the replacement of an existing single storey rear extension.
- 4.2 The existing building comprises of a traditional rendered detached dwelling. It is understood that the property dates back to the 17th century and historically formed part of a small cluster of dwellings along Hinton Road. The run of properties within which the application site is sited generally comprises of properties within a date range of the 18th and 19th centuries.
- 4.3 The NPPF states that a Heritage Impact Statement should be 'appropriate' to the asset's significance and enable an assessment of any heritage assets and how the proposed development may affect it.
- 4.4 In specific respect to the significance of the Hurst Area of Special Character, this is considered to be the linear pattern of historic buildings primarily from the 17th, 18th and 19th centuries and in particular the two defined Buildings of Traditional Local Character which are sited at the north-eastern limit (St Swithans House 54m to the north-east and The Green Man P.H. 60m to the north east) of the ASC. The street is noted as having retained its residential character and relatively unaltered built frontage.
- 4.5 The rear elevations display a range of domestic additions including extensions and roof alterations including dormer windows such as the property directly to the north-east (1 Montrose Villas – see below) and the host property under the 2004 permission (F/2004/2434). Given that the proposal is to replace an existing single storey rear extension with a new single storey rear extension that extends across

the remaining width of the rear elevation, the proposal would not be viewed together with these buildings in terms of private or public views. It is therefore considered that it would not affect their setting or significance. Therefore, in terms of the impact on the Buildings of Traditional Local Character there is no material harm arising to their setting and the test at paragraph 216 of the NPPF is comfortably met.

Rear elevation of 1 Montrose Villas



- 4.6 In terms of the impact on the Area of Special Character, this proposal is not considered to result in any harm due to its location to the rear of the property; its traditional design; and its modest size and scale which will be read as a subservient domestic addition. The proposed extension will not be visible from Hinton Road and will therefore not adversely affect the linear historic pattern of development or any important existing views.

- 4.7 As there will not be any material harm to either non-designated asset, Policy TB26 is met. This particular proposal will use traditional materials to ensure that the special character of each setting is retained and enhanced.

5 SUMMARY AND CONCLUSIONS

5.1 The application should be supported for the following reasons:

- i) The proposed extension is of a traditional design and appearance and would be constructed in matching materials to ensure that the extension would harmonise with the appearance of the host property, neighbouring traditional buildings, and other buildings within the street scene and the wider Area of Special local Character. it would not be viewed in the same context of any of the Buildings of Traditional Local Character. The rear elevations of a number these dwellings have already been the subject of extensive domestic extensions at ground, first and roof level.
- ii) As a result the proposal comfortably meets the test under paragraph 216 of the NPPF ('balanced judgement') and the requirements of MDDD Policy TB26.