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## **PLANNING, DESIGN AND HERITAGE STATEMENT**

**RE Householder Application: Proposed Single Storey Rear Extension at 56 High Street, Twyford, Berkshire, RG10 9AQ**

Existing Photos:



View from NE corner of garden looking at rear elevation of main house and existing single storey flat roof extension to be demolished.





View from NE corner of garden looking at rear elevation of single storey flat roof extension to be demolished.



View looking South East at adjoining terrace houses rear elevations. .

## **1.0 Background**

This application concerns a proposed small single storey rear extension to the side of the existing rear wing of this terraced single family dwelling house in the Twyford Conservation Area. It would create slightly larger habitable accommodation and add 1 no. roof lights and bi-folding doors.

The existing single storey rear wing is no longer fit for purpose, with a flat roof that is beyond its initial design life and needs completely replacing. This proposal is for a new pitched roof extension to replace the existing. The existing extension is 21.1 sqm, the proposed new extension is 25.5 sqm, a floor area gain of only 4.4 sqm.

The new proposed extension is not full width, in order to allow access into the garden from the front of the house via the existing under cover side passage. Therefore a set back from the boundary fence of 755 mm has been proposed. There is no requirement to remove the boundary fence to construct the new extension.

The new extension has no windows that face any surrounding properties. The design includes one velux style rooflight and bi-fold doors to the north elevation only. There is no overlooking, overshadowing or impact on rights to light, or daylight / sunlight amenity to any of the surrounding neighbours properties.

## **2.0 Heritage Context**

The house is within the Twyford Conservation Area but is not a listed building.

In determining the submitted full planning application the council has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Bath Conservation Area.

The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. Paragraph 212 states that local planning authorities should look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 213 recognises that not all elements of a conservation area will necessarily contribute to its significance.

The new extension matches material palette of the existing house to ensure visual cohesion with the Twyford Conservation area. This includes red brick external walls, and slate tile pitched roof. The roof has been designed to deal simply with the complex geometry of the site area.

The main heritage significance of the house is its presence within the terrace, a feature within the wider Conservation Area. The proposals would not impact the contribution the house, or terrace, make to the wider Conservation Area. The character of the main house and frontage along Twyford High Street is unchanged and unaffected. The garden historic wall to the rear of the site will be unaffected by the proposals or the construction.

As such, given the location of the proposed extension, it is considered that there are negligible impacts on the Conservation Area. Indeed, no obvious harm to the Conservation Area is identified.

The new extension provides an open plan living room at the rear of the house facing onto the courtyard garden, with a new kitchen, cloakroom and shower re- located under the main body of the house.

The size and scale of the extension proposed by this application is within well-established acceptable limits.