



Combined Heritage, Design and Access Statement

Timber orangery

Hinton Lodge

Hinton Hatch

Twyford

Berks

RG10 0LT

On behalf of

Mr Everington

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David Salisbury is an award-winning designer and manufacturer of bespoke orangeries, conservatories, garden rooms and kitchen extensions. Built from the finest materials, our glazed extensions have helped to transform beautiful homes all around the country for over 40 years now, by ensuring we put quality and enjoyment first.

Having worked on in excess of 800 successful orangery and conservatory projects for a wide variety of Listed Buildings all around the country, since the beginning of the century alone, we consider ourselves market leading experts in gaining approval and working with these historically important properties.

We are delighted that the applicant, Mr Everington, has instructed David Salisbury to erect a timber orangery at Hinton Lodge, Hinton Hatch, Twyford.

Timber orangeries, conservatories or garden rooms can be designed to suit any style property, with the charm and beauty of timber something to be admired whatever the context. Whether we design a timber orangery, timber conservatory or timber garden room or mansard style roof, each of these timber framed extensions differ only in terms of roof structure but all share the same beautiful characteristics that can only be found with natural timber.

1.0 Introduction

This Combined Heritage Design and Access statement has been prepared as part of a Planning and Listed Building Consent application for the erection of a timber orangery at Hinton Lodge, Hinton Hatch, Twyford

By reference to relevant statutory legislation it is apparent that the application site is a designated heritage asset as defined in Annex 2 of the National Planning Policy Framework (NPPF). Paragraph 128 of this document requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this section aims to highlight and assess such assets and the historical context connected to the property.

1.1 The Site and surroundings

Hinton Lodge



Hinton Lodge is a two storey, Grade II Listed Building. It is of brick construction set beneath a tiled roof.

The host dwelling is set within a substantial domestic curtilage.

There are residential properties to the north and west of the application site, with woodland and open fields to the south and east. The proposal will not impact upon the amenities currently enjoyed by the occupiers of the adjacent properties.

The property does not fall within the boundaries of a Conservation Area nor the boundaries of an Area of Outstanding Natural Beauty.

2.0 Planning Background and Development Plan Framework

2.1 Recent Planning History

153234

Description: Householder application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding.

Decision Date: 13/04/2016

Decision: Approve

153235

Description: Listing building application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding.

Decision Date: 13/04/2016

Decision: Approve

Prior to these applications, there is no history of the house having been extended since 1948 on the Council's records.

There was some evidence in the listing reference of the wing to the rear of the house being constructed during the 1920s, but old maps and evidence on site appear to suggest that this may be earlier and date from the late nineteenth century.

2.2 National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been

consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. 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 or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within 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.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Wokingham Planning Policies

CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and

informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

CP11 - Proposals outside Development Limits (including countryside)

In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and*
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and*
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or*
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;*
- 5) In the case of replacement dwellings the proposal must:*
 - i) Bring about environmental improvements; or*
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.*
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;*
- 7) Affordable housing on rural exception sites in line with CP9.*

CP12 - Green Belt

Planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2.

The Metropolitan Green Belt in the borough as illustrated on the key diagram comprises the land north and east of Twyford but excluding Wargrave. It also includes the land in the parish of St. Nicholas Hurst east of The Straight Mile and north of Carter's Hill.

3.0 Historical context and location of Heritage Assets

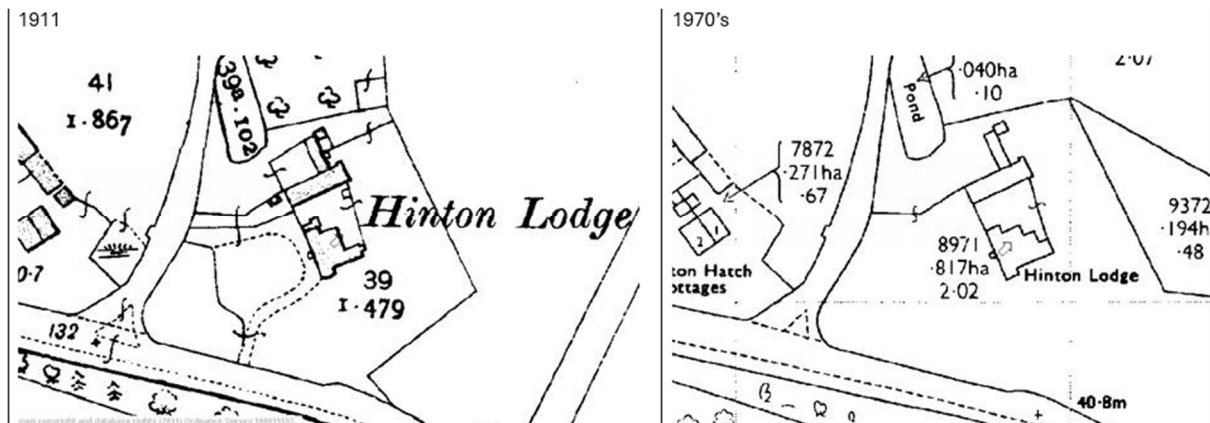
English Heritage List Entry Summary



6/4 Hinton Lodge 26.1.67

Grade - II

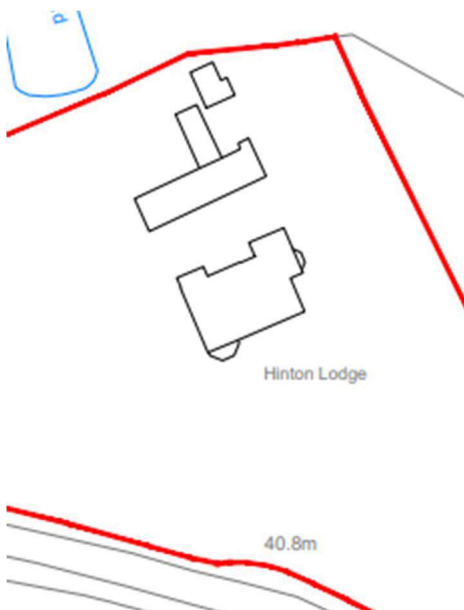
Large house. C18 altered, vitreous brick with vertical red surrounds to each bay, vitreous pattern under upper windows, red quoins, hipped old tile roof, symmetrical chimneys. 2 storeys. South-west front has main part of 3 bays sash windows with glazing bars in architrave frames and 6-panelled entrance door, under flat pediment hood on scroll brackets and fluted pilasters, radiating semi-circular fanlight. To left hand is one bay slightly recessed balancing a 2 storey angular bay on south east front, this bay is a half octagonal with flat lead roof, 3 upper sash windows and French casements on ground floor. Joined to south east front is a 4 bay C20 extension in similar style forming an L-plan. Interior is of no special interest.



The above maps show how the footprint of Hinton Lodge has changed between 1911 and 1970.

There is no history of the house having been extended since 1948 on the Council's records.

There was some evidence in the listing reference of the wing to the rear of the house being constructed during the 1920s, but old maps and evidence on site appear to suggest that this may be earlier and date from the late nineteenth century.



The above is the site plan showing the footprint of Hinton Lodge as it stands today. This shows the extensions approved under references 153234 and 153235.

4.0 Proposed Development and Potential Impact on the Heritage Asset

4.1 The Proposal

The Heritage, Design and Access Statement supports the application for a Planning and Listed Building Consent for the erection of a timber orangery at Hinton Lodge, Hinton Hatch, Twyford.

A palette of high-quality materials including timber and glazing are proposed to both compliment and create a contemporary enhancement of the heritage asset. This architectural approach attempts at once to assimilate and differentiate.

Sustainability

The following outlines the principles incorporated into the design, in order to minimise the environmental impact of the proposal. This addresses the issues with the current structures construction methods and materials:

Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for its construction enabling it to demonstrate low energy use over its entire life cycle.

All timber in the construction will be responsibly sourced. Within reason, areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

The applicant had lengthy Pre Application discussions with Giles Stephens, Urban Design and Conservation Officer at Wokingham in 2015 prior to submitting the Planning and Listed applications for the two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding. These were approved under references 153234 and 153235.

During the Pre App process the applicant did also discuss the possibility of adding an orangery to the south east flank wall. Although not included within the above application, Mr Stephens did advise that the principle of adding a conservatory on this flank elevation is likely to be acceptable given this is of secondary importance. However, any addition would need to be subject to appropriate detailing (materials, means of abutment, implication for existing window/door openings etc.).

This proposal is for a single storey timber orangery on the south east elevation of the property.



The above is a view of the south east elevation of Hinton Lodge and the location of the proposed orangery.



The proposed orangery will be located over the two sets of doors to the right in the above image and will extend over the side of the house.

The doors will be removed along with brickwork between to form a permanent opening into the orangery.

The proposed orangery is conceived as a piece of architecture which sits comfortably next to the listed building and is deemed to be in scale and subservient to the host dwelling. The prominence and significance of the host dwelling is not reduced by this proposal.

The choice of materials ensures that the proposal will blend naturally with and compliment the host dwelling.

Whilst the proposal is intended to compliment and blend with the property, it has purposefully been designed to allow a subtle distinction between the original architecture and the latest 21st century addition.

English Heritage in their publication Constructive Conservation support the change and adaptation of historic buildings:-

“Historic buildings and places help to define our nation. Even so, change, adaptation or development will often be the key to securing their future. ‘Constructive conservation’ is the term used by English Heritage to describe the protection and adaptation of historic buildings and places through actively managing change. The approach is positive and collaborative, based upon a shared understanding of the qualities which make a place or building special. The aim of constructive conservation is to achieve a balance which ensures that those qualities are reinforced rather than diminished by change, whilst achieving a solution which is architecturally and commercially deliverable.”

4.2 Mass and Impact on the listed building:

The proposed orangery will have a footprint of 44 square metres.

The proposal is small in comparison to the overall footprint of the property and will not adversely impact on the overall massing of the heritage asset.

The proposal does not adversely affect any important architectural or historical features of the property. Nor does it adversely affect the building’s setting.

The materials ensure that the proposal will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

4.3 Roof Design and Glazing

The proposed orangery will have a flat roof and will incorporate a glazed lantern roof light.

4.4 Materials, finishes and construction details

The materials ensure that the proposals will blend naturally with the host dwelling and will be of the highest quality as would be appropriate for a structure of this nature on a heritage asset.

The use of a predominantly glazed structure will ensure that the proposal respects and complements the heritage asset but does not mimic it and will allow the fabric of the host dwelling to be readily visible.

4.5 Design

As already stated the works are intended to compliment and blend with the property but is purposefully designed to allow the subtle distinction between the original architecture and the latest 21st century proposal.

We are of the opinion that the new design compliments the listed building and is aesthetically pleasing.

4.6 Impact on the listed building and it's significance

This is a very small alteration that will not harm the significance of the designated heritage asset and is replacing an unsympathetic structure.

It will be an appropriate and visually attractive addition, requiring minimal alteration.

4.7 Materials

Existing

Walls – Brick

Roof – Tiled

Doors and Windows – Tiled

Proposed

Walls – Brick

Roof -Flat roof – single ply membrane – incorporating a glazed lantern roof light

Doors and Windows – Timber

4.8 Compatibility:

The proposed design is subordinate to the host elevation and will not detrimentally affect the host property, the setting of the property or the area in which the property is situated.

The design materials, timber and glazing are appropriate for this style of development and is in keeping with the local vernacular.

4.9 Landscaping

No landscaping proposed.

4.10 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

4.11 Impact on neighbouring properties

The proposed orangery will have no impact on the amenities currently enjoyed by any neighbouring properties.

4.12 Greenbelt

According to Council records the Greenbelt Calculations (for the original house and latter day extensions) are as follows:-

Volume

Original House – 1835.5 cubic metres

The 2015 extension – 381.9 cubic metres. This resulted in a 21% increase in the volume of the property and was deemed as acceptable by the Planning Dept.

The proposed orangery will add a further 130 cubic metres, resulting in an overall increase (including the 2015 extension) of 28%.

The Council will allow up to 35%, so the proposal is therefore acceptable under Greenbelt policies.

Footprint

Original House – 364 square metres

The 2015 extension – 77 square metres. This resulted in a 21% increase in the volume of the property and was deemed as acceptable by the Planning Dept.

The proposed orangery will add a further 44 square metres, resulting in an overall increase (including the 2015 extension) of 33%.

The Council will allow up to 35%, so the proposal is therefore acceptable under Greenbelt policies.

We believe that the proposed works satisfies the requirements set out in the above policies.

Greenbelt

The purposes of the Green Belt are understood to be:

- To check the unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special characteristics of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- Provision for countryside recreation and enjoyment

Whilst the principals of the Green Belt are widely appreciated, the proposal cannot be considered to constitute detrimental development because by virtue of its location and size, could not possible cause unrestricted coalescence of the existing property nor the open countryside.

The presentation of the integrity and effectiveness of the Green Belt is quite rightly of great concern to the Council, but the particular characteristics of this case lead to the conclusion that neither the objective, nor those of the Councils Policies relating to residential extensions would be harmed by this proposal. The site and size of the proposal are not sufficiently prominent or of a scale to be considered detrimental to the immediate area nor the Green Belt.

The application property is set in large gardens extending to approximately 8500 square metres. The proposals will be set entirely within the curtilage of the private dwelling. The proposal will represent an increase of 28% in volume and 33% in footprint.

- The proposal will not cause any unrestricted sprawl of large built up areas as the host dwelling is set within its own large grounds.
- The prevention of neighbouring towns merging is totally irrelevant in this case
- The countryside will not be encroached as has already be stated, the proposed works are totally within the curtilage of the host dwelling and well screened from public view
- The proposal will not effect the setting and special characteristics of a historic town

There is no clear definition whether additional floorspace or volume percentage above the original may be considered to be 'disproportionate'. Setting such a percentage would imply that anything under this is proportionate and anything in excess of it is disproportionate. Whilst the overall percentage increase in scale is likely to give a strong indication of the extent to which an extension may be considered disproportionate, to look solely at this factor is an over-simplification of the issue. There are many other factors, listed below, aside from floorspace and volume which would help inform a decision maker on whether an extension is disproportionate such as:

- a. the proposal's mass, bulk, external dimensions, footprint and height,
- b. the scale of the existing property relative to its plot size, and
- c. the overall extent of its visual perception.

Consideration needs to be given to all these factors.

Given the above, the proposal would not adversely affect the scale and character of existing building or the character of the surrounding area.

It therefore demonstrates that there would be no adverse effect on the openness of the Greenbelt and that none of the Green Belt purposes would be infringed.

5.0 Summary and conclusions

We believe that the proposed works satisfy the requirements set out in the above policies.

The proposed works will:-

- preserve the significance of the heritage asset;
- cause minimal harm;

The proposals to extend the house to the south east elevation will have minimal impact on the historic fabric of the host dwelling.

The proposals will not affect the significance of the historic building.

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling, nor the surrounding area. They will enhance the property by virtue of good design, detailing, and the sympathetic use of materials.

The proposals will improve the residential amenity for the applicant and will not impact negatively on the visual appearance of the site, or residential amenity of neighbouring properties. The proposed works are well proportioned in comparison with the host dwelling and sit comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved.

The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the immediate surrounding area.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size, and sympathetic choice of materials as well as the high quality design ensure that the proposals will not be detrimental to the character of the host dwelling, nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact, whilst providing significant improvements to meet client expectations.

We consider the proposed works have sufficient integrity to contribute to the amenity of Hinton Lodge, without detracting from the beauty and character or conflicting visually or technically with the existing property.

Conclusion

As the owner and custodian of this property, Mr Everington is keen to make certain changes that enhance their enjoyment of this area. The applicant also wants to ensure that, when the work is completed, the finished project is of high quality. Mr Everington is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.