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**STATEMENT OF HERITAGE SIGNIFICANCE/DESIGN AND ACCESS  
STATEMENT FOR THE CONSTRUCTION OF A DETACHED BUILDING  
TO PROVIDE A CARPORT, GARDEN STORE AND LOG STORE AT THE  
BARN HOUSE, MAIN STREET, LODERS, BRIDPORT, DORSET, DT6 3SA  
FOR MR & MRS A P CHANT**

## **Introduction**

This statement is to be read in conjunction with drawings 40/120/1 to 5 inclusive deposited with the application.

## **Location/History**

The dwelling is situated on the South side of Main Street in the village of Loders at grid reference SY94204 (Easting 349448 Northing 94204).

The Grade II Listed Building formerly known as Waddon Farmhouse was constructed mid/late C18.

The dwelling house was listed on 7 August 1952 (Historic England reference: 1215486)

The site falls within the Loders Conservation Area and Dorset Area of Outstanding Natural Beauty.

## **Planning Permissions**

Approval of Planning Permission WD/D/18/000262 and Approval of Listed Building Consent WD/D/18/000263 granted on 24 May 2018 for the conversion of the outbuilding to form a dwelling with a restriction for holiday use.

Refusal of Planning Permission WD/D/18/002737 and refusal of Listed Building Consent WD/D/18/002738 for the demolition of an outbuilding and the conversion and extension to an outbuilding for form a dwelling together with associated works was issued on 21 August 2019 which was subsequently appealed.

The Appeal A Ref APP/D1265/W/20/3247286 and Appeal B Ref APP/D1265/Y/20/327285 was granted on 3 July 2020.

A subsequent application regarding compliance of conditions on Appeal B was submitted to the Council on 18 August 2020.

## **Relevant Policies**

The National Planning Policy Framework (NPPF 2018) Section 12 achieving well designed places and 16 conserving and enhancing the historic environment are considered relevant to the application.

The following policies of the adopted West Dorset and Weymouth and Portland local plan (2015) are considered to be relevant to the application:

ENV4 – Heritage Assets

ENV10 – The landscape and townscape setting

ENV12 – The design and positioning of the building

ENV16 – Amenity

## **Proposed Development – Design/Scale and Amount**

The proposed development is for the construction of a detached building adjacent to the Western boundary to provide a carport, garden store and log store to be used as ancillary accommodation for the enjoyment of the dwelling house approved under Appeal A reference: APP/D1265/W/20/3047286 and Appeal B reference APP/D1265/Y/20/3247285

## **Design**

The detached building has purposely been designed to have a rural appearance similar to a cart shed and is sited in an area previously approved for parking.

The building is of a simple design with a dual pitched roof and hipped ends with catslide roofs on the South and West sides. This building which is subservient in design will respect the setting of the listed building and the character of the Loders Conservation Area and Dorset Area of Outstanding Natural Beauty.

The proposed building will provide for a two bay carport, garden store and log store.

## **Materials**

The walls will be constructed with oak featheredge weather boarding, oak posts, beams and braces which will all be left untreated to weather silvery/grey.

The roof will be constructed with either natural slates or good condition second hand double roman clay tiles to match those approved for the barn conversion.

## **Amenity**

The proposed development presents no detriment to the current level of enjoyment experienced by the neighbouring properties in terms of loss of privacy, increase in noise levels or any reduction in the current levels of daylight and sunlight.

**Highway Issues**

There are no changes to the entrance and drive as approved under the two Appeal decisions referred to earlier.

The access is from the Main Street and is via the existing gravel/grass drive.

Sufficient parking will be provided via the two carports and turning within in the area between the proposed building and barn conversion as indicated on the deposited drawings.

**Landscaping**

The proposed building is well screened by the western hedgerow, by the barn conversion on the East side and the tree screen adjacent to the drive on the North side.

There are no soft or hard landscaping issues.

The areas designated for turning and the yard area between the log store and existing wall will be finished with gravel.

**Conclusion**

The proposed development is sited sufficiently far away from the host listed building and will have little impact on the architectural historic or aesthetic values of the host building.

The proposed development will not detract from the Conservation Area or the ANOB.

The proposed development will not impact on the residential amenities of the adjoining owners amenity nor on highway safety.

It is considered that the level of detail in the deposited drawings and information provided in this statement is proportionate to the importance of the heritage asset to assess the impact of the proposal and therefore complies with the NPPF 2018 Sections 12 and 16 and West Dorset and Weymouth and Portland Local Plan 2015 Policies ENV4, ENV10, ENV12 and ENV16.

Reference.....40/120/HD&A.....

Date.....November 2020.....