

5<sup>th</sup> January 2021  
0428DAH

## **Design & Access and Heritage Statement**

### **Porch Extension at 2 Hardy's Row, West Knighton DT2 8PF.**

Located in the Broadmayne & West Knighton Conservation Area.

#### **A – The Existing Property**

1. 2 Hardy's Row is an end terraced village cottage centrally located to the village. Originally 2 dwellings, they were converted into a single dwelling on 4<sup>th</sup> December 1956 as records in the applicant's possession show.
2. The property is predominately rendered however the North West side elevation features a stone/brick mix gable end in part.
3. The existing front door is served by a stone block finished ramped approach.

#### **B – Planning History**

1. From the Dorset Council planning search the last record of a previous planning application was 1/D/08/000706 approved in 2008 for a rear extension proposal.

#### **C - Statement of Need**

- 1 The Applicants wish to provide a covered porch while retaining the ramped approach.
- 2 The porch will provide increased shelter to the existing front door allowing a small amount of coat and boot storage, flexible post/parcel delivery etc. and importantly act as a draught lobby.

#### **D – Design & Heritage.**

- 1 A simple porch with a pitched roof is to be created which is common to this type of property – there is an existing porch that is very similar to that proposed at no.3 Hardy's Row visible in the attached photograph.
- 2 The porch is to use materials which match the existing property as indicated on the submitted application drawings.

#### **E - Access**

1. The existing property is accessed by a concrete ramp and this is to be retained and re-used to suit the new porch.
2. The existing side vehicular and pedestrian access will be unaffected.
3. The proposal is alongside the access road serving the Row and Higher Lewell Farm but the proposed porch will not impact the access anymore than the existing situation.

## **F – Pre-app advice**

- 1 In balance of what is being applied for and the careful design given in meeting the applicants brief for the proposed extension Pre-application advice has not be sought on this occasion.
- 2 However informal discussion with a planning officer has taken place to confirm that an application for the porch was required.

## **G - Summary**

1. The solutions proposed have been very carefully considered both as to the desires and practicalities required by the applicant and as to protect, preserve and enhance the Conservation Area.
2. It is considered the proposal is in accord with the relevant Local Plan policies for West Knighton.
3. We trust that given the careful consideration and detailing applied to this proposal the Council may support and approve this application.

## **H - References;**

Adrian Bishop MCIAT drawings; 0428- E1 and P1.

A Location Plan is provided on drawing E1



Photo 1 – **North East Elevation** (Front)  
Existing porch to no. 3 Hardy's Row visible in background.