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Heritage Design Statement

Proposed Rear Extension  
and Internal Alterations

**At**

2 Portesham Hill, Portesham,  
Dorset, DT3 4EU  
x: 360333, y: 86037

**For**

Mr. D. Coombs

16/104/HDS

Rev A - Amendments to reflect design changes

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### Planning Application Contents

<u>Document</u>		<u>Method of Submission</u>
Application Form	-	Online
Application Documents:	-	Online
• 16/104/001 - Planning Application Sheet One		
Supporting Documents:	-	Online
• 16/104/HDS - Heritage Design Statement		
Application fee of £206.00	-	Online



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### 1.0 Introduction and Setting

This Heritage Design Statement has been prepared to support the planning application for the erection of a rear extension in Portesham as the host dwelling falls within a Conservation Area. The document, entitled *Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal*, gives information on special features of the village. The Portesham Conservation area was designated in July 1971.

The property to which this application relates is in the village of Portesham approximately 8.0 miles north-west of Weymouth. Portesham Hill exits the village to the north of the settlement. The host dwelling is a traditional cottage which forms the end of the terrace beginning at the corner of Portesham Hill and Front Street. The floor level of the dwelling is on two levels which respect the siting of the property on the hill. The site steps further to the rear as the garden is higher than the cottage floor level. The boundary between the site and the building to the northeast consists of a tall natural stone wall. It is proposed to construct a timber fence line along the other boundary to enclose the rear garden.

The material finish of the cottage is stonework with some modest brickwork detailing. The roof is finished with natural slates.

Appendix A includes a selection of existing site photographs which details the location of the proposed alterations under this application.

### 2.0 Flood Risk Assessment

By utilising the interactive tool available on the Environment Agency and flood map for planning service at gov.uk, the information contained in Appendix B has been produced. This map indicates that the site is not within an area at risk of flooding.

The report generated by the Environment Agency lists the area as a low probability of flooding as the site is in zone one. Therefore, any further flood risk assessments are unnecessary due to the size of the development.

### 3.0 Layout, Design and Material Selection

The general layout of the existing cottage is traditional in terms of arrangement. The front door is located centrally with a modest hallway providing access to the stairs. Either side of the central core are traditionally proportioned rooms which are utilised as a living room and a kitchen/dining room. The W/C is located externally and is accessed via the rear garden. The existing rear extension is used as a store. There is a further storage room adjoined to the northeast end of the property.

This application proposes a single storey rear extension which will be constructed with the form of a lean-to. The roof will begin slightly under the existing eaves line and the extension will only project as far as the building adjoining. This presents a more traditional arrangement over that previously sought. The windows which are proposed in the rear elevation will match the proportion of the existing windows elsewhere. Internally, floor space generated by these proposals will provide accommodation for a kitchen, boot room and wet room.

The proposed extension will be constructed in render with a natural slate roof. To reflect the existing arrangement, modest brickwork detailing will be provided to the window openings to add interest.

### 4.0 Planning History

This planning application follows a similar application submitted for this site. The previous application had the reference of WD/D//20/000168, dated 22<sup>nd</sup> January 2020, and listed the proposals as *Proposed single storey rear extension and part conversion of store into*



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*habitable use.* This application was withdrawn following comments from the Conservation Area Officer. Following the withdrawal, clarification was sought as to the comments raised during the application process. Changes were made to the design, as presented under this application, which are believed to alleviate the concerns raised.

### 5.0 Listed Building Consideration

The listed building search on the Historic England register confirms that the host dwelling is not listed. It does, however, return a listing for the property adjacent. The details are as follows:

Statutory Address: Shepherds Cottage.  
County: Dorset  
District: West Dorset (District Authority)  
Parish: Portesham  
National Grid Reference: SY 60343 86046

SY 68 NW PORTESHAM PORTESHAM HILL  
4/197 Shepherd's Cottage  
- II

Cottage in row. Mid C17. Rubble-stone walls. Thatch roof with block ridging. Rebuilt C20 stone stacks at each gable-end. 1½ storeys. 2 windows, ground floor has a 2-light stone mullion window at right hand end, with a label over, and one small loop at centre ground. Dormers are C20 2-light wooden casements with lead lights. Wooden cills and lintels. Front door at right hand end, plank-and-muntin studded, with a small clay-tile roof over. (RCHM Dorset II, p.245 (18)).

Listing NGR: SY6034386046

The proposals set out within this application are considered to have no impact on the heritage asset. This is because the garden is largely shielded from view by the stone boundary wall and the proposed extension is to be constructed at a lower level.

### 6.0 Conclusion

In conclusion, the proposed extension has been carefully designed to address the specific requirements of the applicant with due consideration to the comments raised by the Conservation Area Officer. The arrangement of the buildings in direct vicinity make it very unlikely that the proposals will be visible from any public land within the Conservation Area. Therefore, we would submit that this is an acceptable development which could be approvable subject to the typical standard planning conditions.



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Appendix A – Selected Site Photographs



**Image A.1** – View looking towards north elevation. The proposals detailed under this application are not visible from or cause any modification to the front elevation.



**Image A.2** – View looking towards south elevation showing location of proposed alterations and extension. Existing doors to store to be replaced with door and window and weatherboarding to replace existing timber sheet at high level.



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**Image A.3** – Alternative view showing dilapidated existing rear extension to be removed. Proposed rear extension to be constructed in brickwork to match that of adjoining dwelling and brickwork detailing.



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[Appendix B – Flood Risk Information](#) *From Environment Agency website*



## Flood map for planning

Your reference	Location (easting/northing)	Created
<b>16 104</b>	<b>360335/86037</b>	<b>17 Dec 2019 10:14</b>

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### Notes

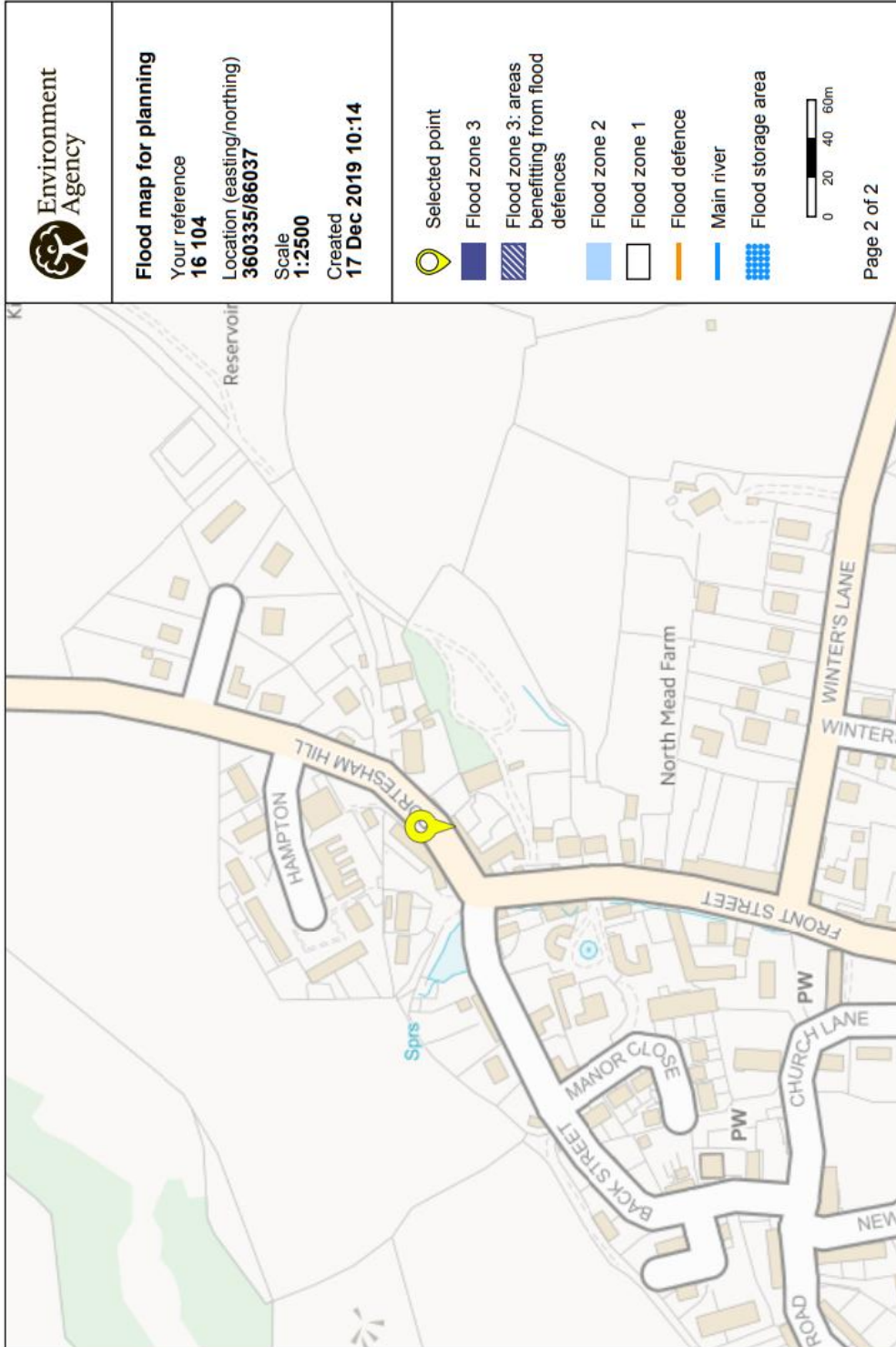
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



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**Flood map for planning**

Your reference  
**16 104**  
Location (easting/northing)  
**360335/86037**  
Scale  
**1:2500**  
Created  
**17 Dec 2019 10:14**

- Selected point
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area



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