

Heritage Statement



For works proposed at

Sandaland
The Martins
Cashes Green
Stroud,
Glos,
GL5 4PF

On behalf of



JBM Planning Ltd.
37 Perth
Stonehouse
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our Ref: 20-123
April 2021

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PROPOSED SIDE EXTENSION & LOFT CONVERSION TO SANDALAND, THE MARTINS, CASHES GREEN, STROUD, GLOS

HERITAGE STATEMENT:

1.00 INTRODUCTION:

This statement has been prepared by JBM Planning Ltd, on behalf of Mr & Mrs Dowden to support proposals for a side extension to the south east elevations of the property known as Sandaland which is in the residential area of The Martins in Cashes Green.

2.00 PLANNING:

The site is located outside of the nearby Cotswold Area of Outstanding Natural Beauty, however, is located within 50m of the Grade II listed building Uriah's Barn situated south west of 'Sandaland'.

To the rear of the property is a public footpath which runs parallel to Sandaland and its neighbouring properties. Opposite the rear of Sandaland to the south west and separated by the public footpath is a property called The Rickyard which neighbours Uriah's Barn. The Rickyard eastern boundary runs parallel to the public footpath and is aligned with mature and tall conifer trees offering privacy from the rear of properties such as Sandaland and its neighbours.

3.00 ASSESSMENT:

The proposal seeks to remove and replace the existing garage with new living areas and convert the loft to a bedroom. The new extension walls will be finished in render to match the main dwelling and incorporate a new lean-to roof finished with interlocking tiles to match the main building. The loft conversion will feature two dormer roof windows to the front of the property and two Velux cabrio style rooflights to the rear.

The surrounding area is residential, and the site is within the settlement boundary, therefore the principles of the development are considered acceptable. It is clear the surrounding built vernacular is a mixture of dwellings constructed in a similar style. The proposals seek to ensure that the local vernacular is maintained.

The proposals are within the footprint of the existing building and have no detrimental effect to the site itself, allowing for plenty of private outdoor amenity space. Due to the high trees located on the eastern boundary of the Rickyard, the loft conversion and the addition of the Velux windows to the rear will have no visual impact on the properties such as Rickyard which are to the rear of Sandaland.

The design has been carefully considered to combine materials used on dwellings within the immediate surrounding area.