

Heritage Statement

Proposal:

Enlargement of 2no. rooflights to front roofslope

Location:

Chart House, 5A St Margarets Road, St Margarets Bay, CT15 6EQ

Introduction

This report will identify the site and its location; details of the proposals; any relevant heritage assets in and around the area; and then evaluate the impact of the proposals on the significance of those heritage assets and their setting, taking into account the relevant planning legislation, policy background and guidance documents. (Note, it does not address any below ground archaeological issues).

The design of the current scheme has been an iterative process, which has been informed by the constraints and opportunities of the site and national and local policy guidance.

Conservation area



The dwelling falls into the Conservation area

Relevant Planning History

The existing bungalow was built in 2017 with no heritage merit.

There are already rooflights in this part of the roof as well as a balcony that overlooks the front garden. The enlarged rooflights pose less of a potential overlooking issue than the front balcony. The front balcony is also set further forward.

Conclusion

We feel these proposals are sympathetic, reasonable and will not have a detrimental effect on the conservation area or the surrounding area.

Photos



This photo shows the rooflights to be extended lower



This photo shows the front balcony



This photo shows the side elevation