

HERITAGE DESIGN AND ACCESS STATEMENT

Proposed alteration to existing conservatory
72 Third Avenue
Frinton-on-Sea
Essex
CO13 9EE

For Mr Cleverly & Miss Blears

Prepared by
Z Manning Drawing Services Ltd
143 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9AB

1.0 Introduction

- 1.1 This Planning & Heritage Statement is prepared on behalf of Mr Cleverly and Miss Blears and is submitted in support of a full planning application which seeks approval for alterations to an existing rear conservatory.
- 1.2 This Statement is intended to support the submitted application and includes details pertinent to the consideration of the proposals by the local planning authority. These details include a description of the site and its heritage context and how the development meets favorably with national and local planning policy and statutory legislative provisions.
- 1.3 The proposal is fully illustrated on the scaled drawings submitted with this planning application and the Heritage Design and Access Statement is “proportionate to the complexity of the application.”

2.0 Site and Surroundings

- 2.1 72 Third Avenue is a west facing two storey detached Victorian property. Third Avenue is a residential street containing varying forms of architecture. The main elements of the property have slate roofs and white render or white painted brickwork. Replacement UPVC windows have been installed at some point. In 2015 permission was granted for a two storey side extension, new pitched roof to replace existing flat roof and a conservatory to the rear. The existing conservatory is formed in a typical conservatory type construction, UPVC windows and a polycarbonate roof. As is typical with this form of construction the room is either too hot in the summer or too cold in the winter and doesn't provide a comfortable space to connect the house with the garden.
- 2.2 The site is located within a very short walk from local shops and the town centre.

2.4 The site is located within the Frinton and Walton Conservation Area - designated 19.06.1982. Extended 20.11.1989, Housing Settlement Limits, the Development Boundary of Frinton On Sea, Local Plan policy no. QL1, HG1, HG3 and Areas Of Special Character policy CL17, FW5.

3.0 Planning History

3.1 Demolish single storey extension and erect a conservatory and 2 storey extension to provide bathroom, en-suite, utility room and kitchen

Ref. No: 03/01040/FUL | Status: Approval - Full

Cut down Dutch Poplar Ref. No: 04/00158/TCA | Status: Approval - Conservation Area Consent

1 No. Poplar - pollard back to main trunk Ref. No: 09/01262/TCA | Status: Approval - Full

1 No. Chestnut - reduce by 30% Ref. No: 11/00964/TCA | Status: INCADD

Demolition of existing porch to allow construction of new enlarged single storey porch. Ref. No: 15/00029/FUL | Status: Approval - Full

1 No. Poplar - re-pollard. Ref. No: 21/00165/TCA | Status: Approval - Full

4.0 Proposed Development

4.1 The applicant seeks permission to remove the existing rear conservatory and rebuild on the same foundations a single storey habitable room. The external appearance, white finished walls and flat roof behind a parapet wall, is in keeping with the general style of the property. The formation of this extension, which will be highly insulated, will provide a habitable space which can be enjoyed throughout the year.

5.0 Scale

5.1 The proposal is single storey in height and the footprint of the property is not increased

6.0 Appearance

- 6.1 The overall appearance of the property will be improved by the proposed alteration. The proposals will relate well to its site and surroundings and respects the character of the existing house.
- 6.2 The site is within the Frinton and Walton Conservation Area where new development must meet the requirements of Policy EN17 – Conservation Areas. This requires new development to enhance the character and appearance of the Conservation Area, to respect and enhance the character of the area through height, siting, form, massing, proportions, elevation, design and materials. The proposals comply with the elements of the policy. In addition, the proposal does not involve the loss of any important features and the use proposed is in keeping with the existing use of this property. The proposal therefore complies with the detailed requirements of Policy EN17.
- 6.3 Policy FW5 specifically relates to ‘The Avenues’ Area of Special Character. The policy states that new development in this area must have regard to the special character and appearance of the area, including the scale, aspect and design of adjoining buildings and the density of existing development. Proposed development, which would result in a reduction in the spacious character of the area, will be refused planning permission. It is considered, that in this instance, as the proposed extension is located at the rear of the host dwelling it will not have an adverse impact on the special character of ‘The Avenues’ and will therefore comply with the requirements of this and the aforementioned planning policies

7.0 Access

- 7.1 Access is not affected by this application

8.0 Assessment of Heritage Significance

- 8.1 In terms of significance upon the heritage assets within the area, it is considered that the effect will be low. The development will improve the appearance of the dwelling and will not cause any greater impact upon the heritage asset or amenities of neighbours.

9.0 Conclusion

- 9.1 It is considered that the scheme represents a form and layout that is appropriate to the site and surroundings. It ensures that the property respects the character of and relationship to neighbouring residential properties while being in keeping with the appearance of the area. The development will improve the form of the building and provide a much more balanced rear elevation and thereby will remain in accordance with the Council's adopted Local Policies and Government Guidance as contained in the NPPF. The proposal will not be harmful in terms of loss of light, privacy or outlook in terms of residential amenity as the proposal is located at the rear of the property and is only single storey.

The End