

# Householder planning permission for the erection of detached oak garage and log store at Peacock House, Main Street, Aunsby, Lincolnshire, NG34 8TA

## Heritage Statement

### Introduction

This heritage statement has been produced to assess the impact of the proposal on sensitive buildings in the locale.

The site is not located within a conservation area and is not listed.

The site is located approximately 60m west of a Grade II listed Church and virtually opposite Westons Cottage, which has been classified as sensitive by the Local Authority

### Site Location



*Google map of site location and surroundings*

The proposal site is Peacock House, which is located on the south side of Main Street to the far west of the village.

The property on the site is a detached property, set significantly far back from the front boundary, with detached double garage to the northwest of the property nearer to the frontage.

The site is surrounded by tall hedges, with a tall native hedge fronting the highway. A timber gated vehicular access is located within the centre of the front boundary. This forms the only view into the site from the public highway.

The site has a number of mature trees, the most notable to this application being a mature Yew, and a small cluster of mature trees located within the northeast corner providing substantial screening for the Church

The site is opposite Westons Cottage, located on the north side of Main Street. This property has been classified as a sensitive building by the Local Authority.

Approximately 60m to the east of the site is the Parish Church of St Thomas A Beckett, which is classified as a grade II listed building.

### Property Background

The original property on the site was a traditional brick built detached property that sat much closer to the site frontage. This building was demolished and replaced with the current property on the site, a more modern traditional detached property with detached double garage.



Peacock House "Cottage"

*Photograph of original property*



*Photograph of replacement property at time of purchase*

Since the clients have moved into the property, they have significantly softened the external appearance of openings and the porch, and encouraged the growth of trees and hedges to make it more in keeping with the area.



*Photograph of property today*

The significant setback of the current property on the site is unusual for this area as properties are generally located directly on the road frontage, or only minimally set back from the frontage.

## Nearby buildings of historical importance

The Parish Church of Thomas A Beckett is a 12<sup>th</sup> century building that has been added too/revamped several times and was recently restored in 1861 by the architect W Thompson of Grantham. The church is a grade II listed building and is located to the East of the site.

Westons Cottage is not a listed building but is classified as sensitive by the Local Authority. The property directly fronts the public highway on the north side of main street and is located due north of the site. This property has recently had an approved application for a 2-storey side and rear extension (reference 21/1127/HOUS) that was a resubmission of a previous approval of the same nature. The approval doubles the number of bedrooms to this sensitive cottage, with only one on-site parking space in a rural area this will lead to more cars parking on street, directly in front of Weston's Cottage, having greater impact than this garage proposal, which will be invisible from Weston's Cottage.

## Proposal

The proposal is for a small detached single garage and log store, located between the existing detached garage and site frontage. The proposal sits comfortably far back from the site frontage, on the same line as the original property on the site.

The garages are needed to ensure the security of the client's vehicles and expensive garden equipment, and an additional garage is required for this.

The clients have open fires within the property, and currently logs are stored outside without protection. This is not ideal as the logs will become damp from rain and not function correctly. The log store will ensure neat storage and protection of the logs.

The proposal is a small, low-level structure with the main ridge located closest to the existing detached garage to ensure minimal impact on the setting of the site. The proposal is a traditional rural design and is to be constructed in oak and wooden roof shingles, natural materials that will fit in well with the rural setting of the village.

The proposal involves the removal of the Blackthorn tree labelled T1, and extension of the block paved drive to access the garage

## Development Impact

Due to the native hedge to the frontage of the site, limited views are offered into the site. A section has been produced to show how the proposal relates to the native hedge and existing detached garage and it is clear that anybody standing on the public highway will not be able to see the proposal. The only view line of the proposal is through the vehicular access to the site, but again this only offers limited views of the proposal.

The site is well screened and due to the placement of the mature trees, limited views are offered of the Parish Church of St Thomas A Beckett and Westons Cottage. Photographs have been taken from the position of the proposal to show this.

The proposal has been sensitively designed to have a natural and subservient appearance that is appealing to the setting of the village.

It is felt that the proposal will have minimal impact on the setting of the listed and sensitive

buildings within proximity and will cause no demonstrable harm.



*View towards the Parish Church of St Thomas A Beckett*



*View towards Westons Cottage*