

21370/IM

14th January 2022

**PROPOSED EXTENSION – FOSSE FARM, BEECH PIKE , ELKSTONE,
GLOUCESTERSHIRE, GL53 9PL**

HERITAGE STATEMENT:

1.00 BACKGROUND:

This is a late 18th century, stone built, detached dwelling with and separate garage to the side of the building. It is 'T' shaped in footprint with a patio area squaring the void to the on the northern side of the rear elevation.

This substantial plot is situated on the Western side of the main A417 at Beech Pike, Elkstone, with the house set back over 30m from the roadside.

The immediate area is a mix of residential, farming and commercial, with a variety of businesses based located nearby on the A417.

The nearest buildings of listed status include:-

- Grade II listed The Old Bakehouse House, a 18th Century detached house, approx. 100m as the crow flies to the south west,
- Grade II listed, Combend Farmhouse, a mid 19th Century farmhouse with early c20th later additions, over approx. 500m to the north west.

Due to the distance involved and the landscape of the immediate area, neither of the above properties are visible from this site.

Planning history for this site dates pre 1999 where applications for alterations and two story extensions were approved under application references 93.01080 and 93.02205. A further application for the erection of a new dwelling with parking on the site was submitted in 2019 under application reference 19/02900/FUL was declined after appeal.

2.00 PROPOSALS:

It is proposed to construct a single storey extension to infill an area of the patio existing footprint, which will be finished in stone to match existing with hardwood framing, under a glazed roof, refer to drawing 21370/2. This structure will sit inconspicuously within the extent of the existing dwelling and will only be visible from the rear and side elevations.

3.00 IMPACT:

These proposals have been designed to blend with the nature of the existing dwelling, with the choice of materials specifically chosen to match. Therefore, they will fit incongruously with the current scene and the wider setting.

It is considered that this scheme, which nestles discreetly within the fold of the existing building, will not have any negative visual impact on the near and more distant views of the area. Whilst the improvement in residential space can only serve to add to the quality of family life here.