

Heritage Statement

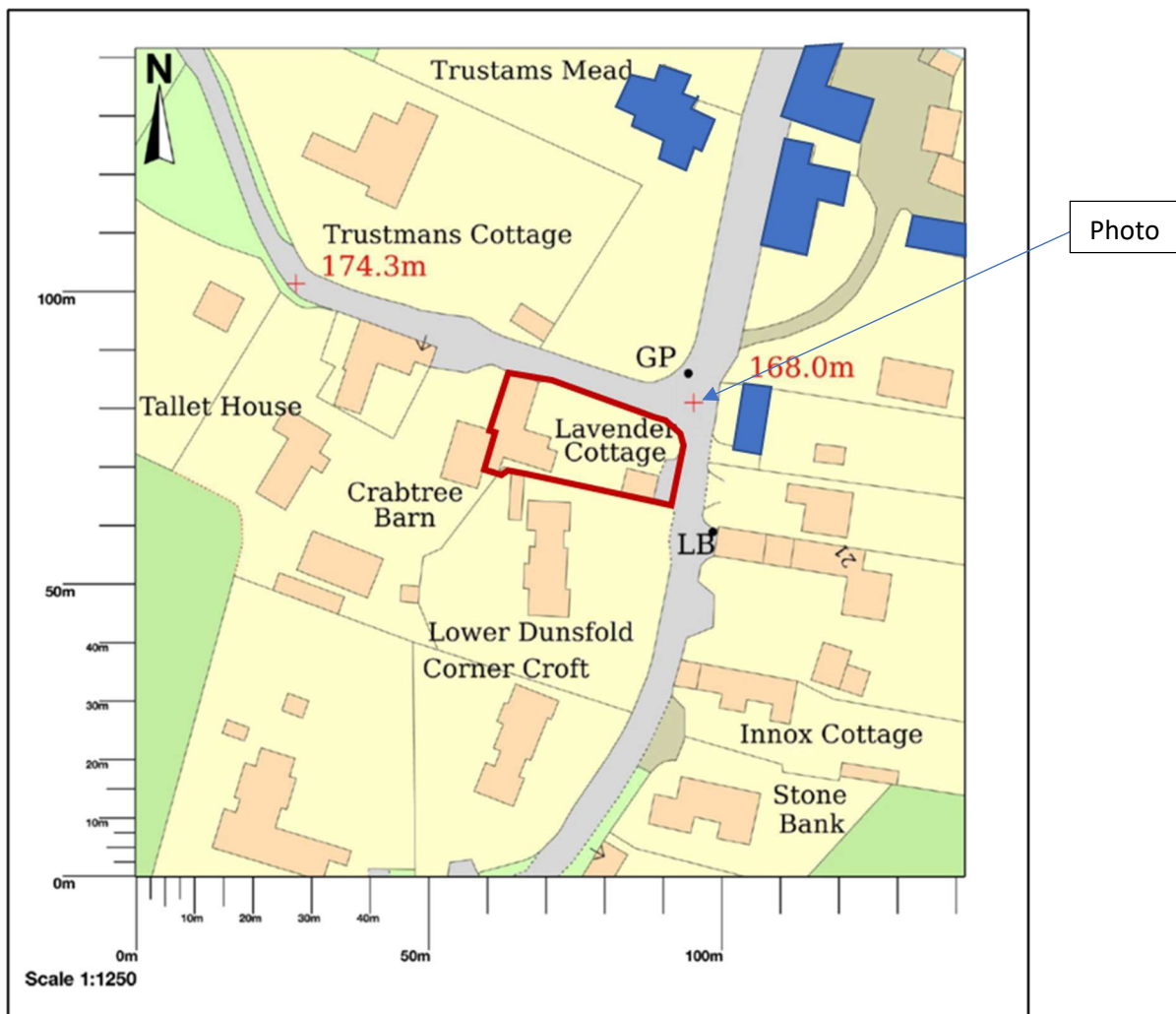
Site address: Lavender Cottage, Duntisbourne Leer, Cirencester GL7 7AS

Date: 14/03/2022 **Applicant:** Mr Graham Rogers

Application: Erection of lean-to Garden Store at rear of Garage and associated works. Demolition of existing shed and erection of Greenhouse and associated works in same location.

About the development

The proposed development site is within a Conservation area, in the setting of Listed Buildings, as shown on the location plan below (Lavender Cottage: shown Red; Listed Buildings: indicated Blue)



The village heritage assets are houses and barns, all of traditional Cotswold stone construction, the nearest being a small cottage, number 22. To the north, they include Leer Farm with several stone barns and Trustam's Mead.

The proposed works at Lavender Cottage would remove a small modern wooden shed which is in need of replacement due to wood rot. This would be replaced by an oak framed/clad, lean-to structure at the rear of the existing garage at Lavender Cottage, providing a more secure and attractive building of similar scale. This new structure would have a 3 x 3 m footprint, 3.8m ridge height and be out of sight from either the road, or adjacent buildings due to elevation and existing hedging. It is proposed that a small greenhouse is erected close to the existing shed footprint, similar in style to that erected at Trustam's Mead (see notes below).

Relevant Planning History – At Trustam's Mead, planning permission was given for a large free-standing traditional greenhouse in 2020 (20/01149/FUL). Also, permission was granted to erect a greenhouse and large shed at Trustam's Cottage in 2016 (16/01414/FUL).

We believe that the proposed Garden Store and Greenhouse at Lavender Cottage will not have any impact on the adjacent Listed Buildings, particularly the Garden Store which will not be visible outside of the property. Indeed, removing the existing shed will enhance the visual appearance viewed from the road. The erection of a Garden Store is justified to provide dry and secure storage of garden equipment etc.

Photograph below taken from Crabtree Lane, directly outside No 22 Duntisbourne Leer, the closest Listed property:

