

### Greystones, Langford Road, Langford BS40 5HU

#### Introduction

This design, access and heritage statement has been compiled by NH Plans to accompany an application for planning permission of a two storey rear extension including Velux style rooflights at the above referenced property.

It should be read in conjunction with the other plans and information submitted as part of the application.

#### Site & Location

The property; a four bedroom semi detached country cottage that is situated within the popular village of Lower Langford

Although the building is not listed it is located within a Conservation Area.



## Proposed Development

The proposals seek to erect a two storey rear extension and will include rooflights to the western roof elevation.

There will be materials to match the existing as well as the introduction of an exposed oak frame to soften the rendered/glass rear wall.

The rear elevation cannot really be seen from other surrounding properties. To the west side the neighbouring property is approx 25.6m away with a number of trees/shrubs between. To the rear there is a property approx 25.6m away also.

To the east side of Greystones there are two cottages; Bay Tree Cottage and Ruby Cottage. These are attached/in close proximity. We have ensured that our extension extend past the window to Ruby Cottage (its an obscured window) however it does extend past a window to Bay Tree Cottage; this is an obscured bathroom window.

My clients would be willing to offer to instal a rooflight to the roof above this room if required/suggested.



Existing



Proposed

## Access

Greystones has generous rear garden that is enclosed by a stone wall with mature shrub borders. At the rear of the garden there is an outdoor store and rear access. The front of the property has a small courtyard, again enclosed via a stone wall.

## Conclusion

Policy BCS22 and DM31 requires development to safeguard or enhance heritage assets such as conservation areas.

Policy BCS21 states that development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

Policy DM30 states alterations to existing buildings will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

Overall the proposal is considered to not have a negative contribution to the setting and significance of the Conservation Area. As such, it is considered that the proposals should, therefore, be supported by the local planning authority.