

Proposed Single Storey Extension to the Rear of

Half Acre

14 Main Road, Hutton

Heritage Statement

The site comprises a detached double-fronted dwelling with a small front garden facing north towards Main Road, Hutton and a large garden to the rear, with a drive and garage to the East side of the house.

The ground falls from the south to the north.

It is possible that the building was constructed in the mid 19 century as it appears to reflect the architectural proportions of that period. There have been many alterations to the property, since it was constructed. The front door has been infilled, as has the first floor window above the original front door. Door and window openings in the eastern flank wall have been infilled with brickwork. The original timber windows have been replaced with upvc and the main entrance is located in the east elevation of a two-storey extension which has been added to the rear of the property and currently houses the utility room, a wc and a pantry.

The proposal is to add an “orangery”-style single storey extension – which would not have been an unusual addition in the Georgian/Regency period. The extension would be constructed into the hill side and would have little (if any) impact on neighbouring properties or the conservation area.

As a single storey extension, set low into the landscaped garden, at the rear of the building it is not visible from any public land and does not cause any harm to the open countryside or the conservation area. It will be considerably lower than the additions to the adjacent property immediately to the west of the site.

Materials will match those of the current extension.

This modest extension has been carefully considered to ensure that it meets with residential design standards and does not have a negative impact on the conservation area.