



## STATEMENT OF SIGNIFICANCE

APPLICATION FOR A  
FRONT PORCH AND  
DETACHED CAR PORT

44 PARK LANE,  
WEST BRETTON,  
WF4 4JT.

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## **CONTENTS**

- 1.0 INTRODUCTION
- 2.0 STATUS OF THE PROPERTY
- 3.0 ASSESSMENT
- 4.0 SUMMARY

## 1.0 INTRODUCTION

This Statement of Significance is submitted in support of this planning application which seeks detailed planning permission for a front porch extension and a detached car port at 44 Park Lane, West Bretton. The site falls within the defined West Bretton Conservation Area. The application site is not a Listed Building nor is it identified as a building of local importance.

The statement should be read together with the Planning Support Statement which sets out the full details of the proposal and the Design and Access Statement.

The purpose of this document is to provide a statement on the proposal in the context of the potential impact of the proposals upon the West Bretton Conservation Area. The statement provides objective opinions on the visual aspects of the site, the proposal and its setting.

The report is produced in the context of the National Planning Policy Framework Para 194 which states:-

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. (TPC underlining).*

Para 206 sets out that:-

*“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

Annex 2: of the NPPF “Glossary” states that:-

*“Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

This report is also produced in the context of National Planning Practice Guidance 'Conserving and Enhancing the Historic Environment'. The advice states amongst other things:-

*“Conservation is an active process of maintenance and managing change”.*

This report, therefore, considers the impact of the proposal on Statutory Heritage Assets including the Conservation Area.

It is considered that the proposed development of a porch and a car port will not lead to harm to the significance of the designated assets for the reasons that will be set out.

## **2.0 STATUS OF THE PROPERTY**

This application seeks planning permission for a car port and porch at 44 Park Lane, West Bretton. The application site falls within the West Bretton Conservation Area, a statutory designated Heritage Asset. The application property is not Listed nor does it form a Locally Listed Building.

West Bretton does not have a Conservation Area Appraisal.

The application site forms part of the former Home Farm development site which converted the previous traditional barns to dwellings. As part of the various planning permissions which cover the site the Council previously granted permission for the addition new build garaging including a detached single garage at the application property (reference 14/01112/FUL and 15/01357/FUL).

### 3.0 ASSESSMENT

This proposal seeks planning consent for a porch extension and car port, to 44 Park Lane a detached house single storey former barn located within the West Bretton Conservation Area.

Prior to proceeding with the submission of the application, a number of investigations undertaken in respect of conservation issues and heritage interests:-

- (i) The extent of the Conservation Area and its characteristics were identified;
- (ii) It was identified that it in Conservation terms the proposals for a car port and porch would need to be sympathetic in design to the local Conservation Area and would need to be in keeping with the design of the Home Farm development and the host dwelling. Careful consideration has been taken to ensure that the scale, appearance and materials are in keeping with the development.
- (iii) An examination of previous planning history of site, including the previous approvals for new build garaging at the site (reference 14/01112/FUL and 15/01357/FUL).

It is considered that the scheme as submitted preserves the character and appearance of the Conservation Area. Notwithstanding this the applicants are willing to discuss the detail of the proposals with the Council.

#### **4.0 SUMMARY**

The application site forms a barn conversion located on the former Home Farm development at West Bretton, which is now wholly residential in development. The application site is located within the West Bretton Conservation Area.

It is considered that the proposed sympathetic development of a porch and car port is in a manner which is sensitive to the site, its setting and with properties around. It is considered the scale, design and detailing of the proposals are appropriate in the context of the Conservation area. It is also considered that the proposal will not give rise in harm to the Conservation Area in visual terms.

It can reasonably be concluded that the proposal will not give rise to issues of harm to the West Bretton Conservation Area.