

HERITAGE STATEMENT

FOR
INTERNAL & EXTERNAL ALTERATIONS
AT
THE LONG HOUSE
SALISBURY ROAD, BREAMORE,
SP6 2EA.

2nd DECEMBER 2022

A. THE SITE

The Long House is a detached dwelling located on the east side of Salisbury Road, just north of the junction to The Shallows. The property is not a listed building but is located within the Breamore Conservation Area.

B. THE PROPOSAL

The application is for works already undertaken both internally and externally consideration taken into the sites location and character.

The materials proposed are to compliment and ensure compatibility with the existing building and location within the conservation area.

Breamore Conservation Area was designated in 1981 and is the largest Conservation Area in the District. The area is characterised by groups of farms and cottages and this aspect of the local vehicular has influenced the design and works undertaken. The material usage within the development ensuring it blends with the local area and character, all sympathetic to the existing property and neighbouring buildings.

There are a variation of materials that have been approved on the rear of the property. The workshop which is attached to the main dwelling has a upvc double glazed window which was approved with no conditions for the materials used.

The replacement door and windows are timber with a matching design to the existing and have varied from single glazing to double glazing. The units are bespoke in their design and size to fit into the existing opening.

C. POLICY CONSIDERATION

Planning policies, both local and national, (The Local Plan and the National Planning Policy Framework (NPPF)) have been given consideration to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The proposed works have a high standard of design quality ensuring compatibility with the existing dwelling and surrounding area. The double-glazed window is in the lounge to the rear of the property. This was a single-glazed, wooden-framed window which was rotten beyond repair. The double-glazed doors were in a second lounge (now a kitchen) to the rear of the property.

The proposed works are subservient in nature and therefore cause no harm to the existing property or surrounding area.

Consideration has been taken in the choice of materials, ensuring they are complimentary to the existing building, and respect of other neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

D. NATIONAL PLANNING POLICY

National Planning Policy Framework Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136).

As noted above, the significant heritage asset involved is not damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development. Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'.

E. CONCLUSION

The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the asset. The proposed window and doors are in keeping and an improvement on the upvc window that is already approved by the planning and conservation department.