

HERITAGE STATEMENT

Erection of a detached timber framed carport
With games room/study/shower room above.

Addition of a new mezzanine floor in the living area
with new velux windows in the existing roof.

Greens Farm, Salisbury Road

Breamore, SP6 2EB

Applicants Dr and Dr Sharma & Richardson

HERITAGE IMPACT

Breamore Conservation Area

The Heritage Asset concerned with the proposal is the conservation area in which the property is sited and possibly the nearby listed dwelling. The design of the new building has been kept simple to ensure an acceptable and a complementary addition within the curtilage of the application property.

Whilst Conservation Areas are to be viewed as a whole and not just from public viewpoints, the scale and deliberate positioning of the garage complex is such that it will have no detrimental impact on the surrounding area. The detached carport has been designed to accord with the surrounding buildings and material usage appropriate to the style of outbuildings found within the locality.

The proposed velux windows are to match that of existing velux windows and therefore would have no detrimental impact to the conservation area or character of the land.

As the mezzanine floor in the living room is internal and no external changes are necessary (except for the addition of the velux windows) this again would have no visual impact on 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 of the carport complex.

The material usage (timber framed and tiles to match existing dwelling) within the development ensuring, although the garage is obscured from public view to a large degree, it blends with the local area and character.

BIO-DIVERSITY

As confirmed within the application proposal, the proposed works are of a new build nature, no existing structures are to be removed or replaced. The site of the development is currently a hard-standing parking area, therefore there will be no adverse effect on the bio-diversity within the application site.

FLOOD RISK

Although the property is sited near an area at risk of flooding, the Environment Agency mapping extract below confirms the application property and site positioning for the proposed works are not in an area affected by flood risk.



IMPACT ON NEIGHBOUR PROPERTIES

Boundary screening is in place (and will be retained) to ensure the proposed works will have no detrimental impact on the immediate neighbouring property.

TREE IMPACT

It has been confirmed no trees will be affected by the proposed works. As noted previously, the site is within the Breamore Conservation Area so any trees within the area are afforded specialist protection. The positioning and scale of the proposed works carefully considered within the site boundary to ensure no trees will be affected by the proposed works.

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

POLICY CONSIDERATION

Planning policies, both local and national, (The Local Plan and the National Planning Policy Framework (NPPF)) have been given serious consideration so as 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 host dwelling and surrounding area. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the application property and surrounding area. The choice of appropriate materials ensuring a complimentary attachment within the setting of the dwelling.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

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) of the proposal against securing the optimum viable use of the building. 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'. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the asset. Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to be quite low against the setting of the dwelling and surrounding area, impact on historic fabric is non-existence and impact on surviving historical character is negligible. There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings or their settings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings (which this is not), is anticipated in the government's National Planning Policy Framework but more clearly outlined in earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15). Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'

PREVIOUS PLANNING APPLICATIONS

It is noted that a planning application was submitted in 2021 for a garage complex that was refused. Although the principal of this application is the same which is for a detached carport to be erected, the size and scale of this proposal is significantly smaller of that than the previous application and its siting is smaller. Therefore, there is less visual impact upon the character and appearance of the countryside and conservation area.