

Heritage Statement

44 High Street
Watton at Stone
SG14 3SY

Planning application for proposed garden room to replace garden shed

Ref: 3/23/0751/LBC

This Heritage Statement has been produced in relation to a planning application to replace a garden shed with a timber garden room

This statement should be read in conjunction with the plans and any photographs provided.

1. Introduction

1.1 The proposal is to replace an existing garden shed with a timber garden room

2. Proposal

2.1 Planning permission is sought to demolish the existing shed in the garden and construct a timber garden room on the existing concrete plinth.

2.2 The proposal is to construct the garden room in place of the existing shed

2.3 There is no proposal to in any way separate the garden room from the main property it will be ancillary to the main dwelling

3. Identifying the Heritage asset.

3.1 The existing property is a Grade II listed property.

3.2 External features

The house is a 2 storey dwelling, with painted brick walls, part weatherboarded to 1st floor and a slate and tiled roof.

The property has no front garden with the rear garden running to the boundary.

The shed is green timber with a felt roof. Overall the shed is in poor condition

4. Impact and mitigation

4.1 The proposed garden room would measure 1.8m x 2.4m and be no more than 2.5m in height from the ground floor and will be set in from either boundary. As the property is semi-detached and the extension is not the full width of the property; the extension would not be visible from the street and barely visible by surrounding neighbours.

There are no proposed changes to the vehicular access, boundaries or other parts of the site and therefore there would be minimal impact upon the appearance of the property.

The proposal is to build a structure with a use ancillary to the main dwelling in order to provide additional living space. The future use would continue to be for the enjoyment of the applicants.

5. Conclusions

5.1. The proposed works are to replace a timber structure with a timber structure; the works are in proportion to the original property and the site as a whole. The structure is located out of site from the street, so as to not impact upon the street scene. They do not excessively change the appearance of the property where it would be visible.

5.2. The applicants have been careful in the design to minimise the amount of garden space to be used, retain all access and significantly restrict the visibility of the proposed extension from outside of the properties boundaries, whilst using materials in keeping with the existing property on site.

Additional notes

The site is of no Archaeological interest.

Any removed materials will be appropriately disposed of in line with the current regulations and surrounding materials will be protected by the careful use of scaffolding, coverings and ensuring that any areas requiring supporting are appropriately supported. All works will be inspected and areas of construction will be cleaned and finished with the appropriate materials.

The materials that will be used on the exterior will match the existing property and finished in order to maintain the existing features and appearance of the property.

The proposed works will be in keeping with all relevant building control regulations with reference to restrictions indicated as a result of the conservation area. The works will be taking place in accordance with current building control regulations and will be constructed using similar methods to the other similar works.

All methods will be carried out by experienced, specialist companies and individuals in the respective trades to which the method relates.

Overall the proposed works will be done with careful consideration of the impact on neighbouring properties and the overall street scene and as a result of being based in design upon the existing property and its historic features.

Please refer to the plans provided for a visual representation of the proposed works.