

SINGLE STOREY REAR EXTENSION

AT

6 CHURCH LANE POTTERHANWORTH LINCOLN

FOR MR AND MRS ALLINGTON

**DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT
STATEMENT**

APRIL 2023



1.0 LOCATION

Church Lane is sited in the south-west portion of Potterhanworth giving access to St Andrews Church. The application site is located amongst a row of properties on the west side of Church Lane.

2.0 USES AND CHARACTER

The bulk of properties around the site are domestic. The character of the area is defined by the existence of dwellings, other premises, and other structures in the Potterhanworth Conservation Area – see later.

3.0 DESCRIPTION OF SITE

The dwelling at the application site is a modern red brick and tile two-storey property of tradition style facing front and rear.

It has good levels of amenity space to the front and rear and has a garage within the front garden space.

4.0 ASSESSING THE SITE

The applicants wish to have additional ground floor living space. Like many home-owners they would like to have a good-sized area of open plan living accommodation facing the rear garden. They realise too that constructing an extension would of course be better located at the rear of their home. They can then take advantage of views of the garden and enjoy sunlight from the south and west, whilst retaining the existing style of the property at the front where it has a much greater impact in the area.

5.0 POTTERHANWORTH CONSERVATION AREA

The application site lies close to the south-west limit of the Conservation Area. The Area embraces the historic core of the village including Main Road, the main thoroughfare, Cross Street, Middle Street, and the northern part of Nocton Road.

Domestic properties in the centre of the village include two-storey dwellings built in natural limestone with gables or hipped roofs. Victorian red-brick properties can be found too with steep slate roofs and openings with vertical emphasis. More modern infill dwellings are interspersed amongst original buildings, and roads and lanes feature grass verges, tarmac pathways, and front boundaries in hedging or stone walling.

A number of Grade 2 Listed buildings are located in the Conservation Area including:

House North of Homeside, The Green

Cottage South of The Green

Barn at The Old Hall Middle Street

The Old Hall Cross Street

The Post Office Middle Street

The Church of St Andrew on Church Street

Other sensitive structures include the Water Tower that has been converted to a dwelling and The War Memorial which was unveiled in 1920.

6.0 DESIGN

The new work at the application site is located at the rear of the property, and internally. A new contemporary-style single storey offshoot is to be built against the existing rear elevation. Materials will include bricks to match existing, areas of glazing, and a fibreglass roof with a central lantern behind a low parapet wall.

The proposals are designed to assimilate with the parent dwelling, and to have no adverse impact on neighbouring sites or in the wider area. Whilst being attractive in itself, the extension has no negative effect on the Conservation Area due to its location at the rear of the main building.

7.0 PLANNING POLICY

The Central Lincolnshire Local Plan and National Planning Policy Framework both require new work to be 'of good design'. The proposals for 6, Church Lane are modest and are well designed. Both policy documents insist that work in Conservation Areas should be appropriate and should cause no harm. The work described here is of good appearance, is in keeping with the host property, and makes a positive contribution to the wider area.

8.0 CONCLUSION

The work at the application site has been assessed and then designed to provide the space the applicants require, to be of good appearance, and to meet current legislation.

It is a simple addition and has no detrimental impact on the site, or sites nearby.

It is hoped therefore that the application can be supported by the officers of the LPA and commended to the members.