

5909_HERITAGE STATEMENT

WHISPERS, CHATTER ALLEY, DOGMERSFIELD, HANTS, RG27 8SS

The property is located within the Dogmersfield Conservation Area, and it is also located within an area that is subject to an Article 4 Direction, preventing any alterations to the frontage of the building. The surrounding area is predominately residential. There are a wide range of architectural styles and materials within the surrounding area, and it is not considered that the proposed alterations will result in any adverse impact on the character of the Conservation Area.

The proposal is to convert the existing garage to habitable accommodation, erection of a single storey rear extension, alterations to existing doors and windows, external works to provide level access and installation of detached therapy building to rear garden to accommodate a disabled child.

Statement of significance:

The 2012 Character Appraisal and Management Proposals for the Dogmersfield Conservation Area identifies that 'Chatter Alley towards Winchfield' is not an attractive part of the village but included in the conservation area because of the central position in the old village. Advice is provided within the Appraisal that as buildings within this part of the conservation area are altered or replaced, they should relate better to the traditional quality of the conservation area as a whole.

The existing dwelling is considered to be more modern than those in the surrounding area, with its original planning permission from 2002. The property therefore has no historic significance and is of limited architectural value. The Conservation Area Appraisal makes direct reference to the application property on Page 12 in so far as attention being drawn to the good quality stock bricks and plain tiles used in the construction of this house.

Area:

Whispers is situated within the village of Dogmersfield and in close proximity to the centre of the village and Queen's Head pub. There are properties on either side of the site situated on plots of varying sizes.

Design:

All external materials have been selected to be in keeping with the existing property; materials that received a positive response within the Conservation Area Appraisal.

Summary:

The proposed works have been designed to be fully in keeping with the existing property and wider Conservation Area and will have no detrimental impact to the appearance of the property or surrounding Conservation Area.