

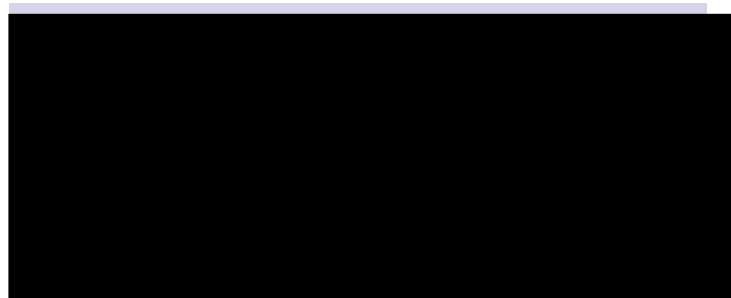
# Heritage Statement

For

Proposed extension to Garden Store

Greenfields, Church Road, Arlingham, Gloucestershire GL2 7JL

September 2023



## **Introduction**

This planning application seeks to gain consent for an extension to the existing garden store to the rear of the property which will allow a garden room to be formed.

## **Assessment of surrounding land and features**

The property Greenfields is located in the west of Arlingham. A residential area surrounds the property to east, south and north.

## **Visual Impact of the Site**

Due to the extension being located at the rear of the property, the minor scale and visual impact will be minimal to the Arlingham Conservation Area.

## **Evaluation**

The main factors that need to be considered in the development of the property are as follows: -

- The property is located within the Arlingham Conservation Area.
- The amenity of adjacent properties

## **Access**

The pedestrian access points remain unchanged as part of this scheme.

## **Design**

The design of property appearance will remain unchanged besides the small extension to enlarge the garden store.

## **Amount of Development**

The amount of development is very minimal and will allow the current owners of the property to maintain and enhance the outdoor space.

## **Scale**

The scale of the development has been carefully considered and respects the scale of the existing property.

## **Guidance**

Paragraph 194 of the National Planning Policy Framework requires an applicant to "*... describe the significance of any heritage assets affected, including any contribution made to their setting*". It also continues requiring that the level of details should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact.

## **Conclusion**

Taking into consideration the above it is our opinion that the proposed works will lead to less than substantial harm to the Arlingham Conservation Area. Therefore, when assessing the proposals, paragraph 202 of the NPPF, the following needs to be considered: -

Paragraph 202 of the NPPF talks about *where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

Photos

