

**Design and Heritage Statement for new single storey rear extension
to replace existing Conservatory**

at

Arden, Pheasant Copse, Fleet, GU51 4LP

October 2023

Introduction

This application seeks planning permission for a new single storey rear extension which is to replace an existing conservatory.

The site and house fall within the North Fleet Conservation Area. The house is traditionally constructed of red facing brick walls with tile hanging and a plain tiled roof.



View of existing Conservatory

Proposal

The new extension will be constructed over the existing substructure which will be extended to suit the new rectangular footprint.

Walls will be constructed in prefabricated SIPs panels (structurally insulated panels) clad with grey composite cladding and the roof will be a lightweight 'Guardian' roof with roof tiles to match the existing house. Double-glazed door and windows will ensure the new building fabric is highly insulated to meet current Building Regulations standards.

Planning History

A larger single storey rear extension was approved in 2015 (application ref: 15/01928/HOU) which has now lapsed.

The Site

The site is accessed via a private road (Pheasant Copse) and the rear garden area is generally laid to lawn with mature trees on the Western Boundary. The house is constructed on a slope and a small 500mm high retaining (timber sleeper) wall separates the lawn to the paved rear terrace.

Trees

There are mature trees surrounding the site with large conifers on the Western Boundary. The trees are approximately 20m away from the extension and an existing timber retaining wall separates the lawn from the paved terrace. No work will be carried out within any root protection areas. However, protective fencing will be erected as shown on the site plan to ensure no Contractor's materials or plant can impact on any tree roots. The existing gravel driveway and parking area is more than adequate for parking of builder's vehicles and material storage.

Ecology

The proposed work will have no impact on the ecology of the site.

Flood Risk

The site is within Flood Zone 1 so is not at risk from any flooding

Access

The existing access to the property will be retained.

Heritage Statement

The site is contained within the North Fleet Conservation Area defined as a heritage asset.

The house was built in the late 1960's and is not a good example of the period and makes a limited contribution to the Conservation Area.

The existing Conservatory has a high carbon footprint, and the new replacement extension will improve the functionality and appearance of the dwelling. The proposed extension is to the rear of the house and is not overlooked. The materials will complement the existing features of the rear elevation.