

Your ref:

Our ref: H9347/GB

Date: 20 November 2023

HERITAGE STATEMENT

FOR

PROPOSED DEVELOPMENT NORTH OF 27A MAIN ROAD, PARSON DROVE, WISBECH, PE13 4JA

1.0 INTRODUCTION

This heritage statement is to be submitted with the full application for a 3 bedroom single storey dwelling and a detached double garage.

2.0 CONSERVATION AREA

The site to be built on is not within the conservation area, the access to the main road is within the conservation area however this is to remain as existing and therefore will have no impact on the conservation area or the street scene.

3.0 ADJACENT BUILDINGS AND AREAS OF INTEREST

There are no listed buildings adjacent to the site, however there is a building of local interest to the main road in 27 main road. However due to the location of the proposed dwelling, this building will not be affected in any way and the view from the road will be unchanged.

The site abuts the church yard to the east, however due to the existing laurel hedge to this boundary and the single storey nature of the proposed dwelling it is unlikely that the bungalow will affect or be visible from the church yard.

The development will enhance the area as static caravans and storage containers will be removed.

Due to the large amounts of vegetation to the western boundary it is also unlikely that the bungalow would affect or be visible from the neighbouring garden area to the west.

Adjacent dwellings are generally constructed of a red blend of bricks and slate tiles and the proposed development is to match in with this, but exact materials can be agreed with the planning and conservation officers.

4.0 LOCAL PLANNING HISTORY

The Construction of 27A main road, F/YR17/0012/F, was approved in April 2017, for a part single part two storey 5 bedroom dwelling.

The construction of a 3 bedroom bungalow, F/YR17/1092/F, was approved in March 2018.

5.0 FACADE

The proposed facade is to match in with surrounding buildings as closely as possible by using a red farmhouse brick blend paired with slate tiles with accompanying brick detailing and plinth. These details can be agreed with the planning / conservation officer.

6.0 DEVELOPMENT LOCATION

Due to the proposed development being of single storey, and being set away from existing dwellings there will be no overshadowing of dwellings or public areas.

The development is situated on a large site providing a large amenity far greater than a third of the plot area.

The site is located within flood zone 1.

The site is entirely within residential curtilage and does not extend further in to the farm land to the rear.

Adequate space has also been given for parking and turning within the site, meaning that the conservation area and street scene will not be affected in this regard.

7.0 CONCLUSION

This site is located within residential curtilage to the north of Main Road, Parson Drove and does not extend in to farmed / green land.

The Development is outside of the conservation area and will not affect the street scene or surrounding public areas such as the church yard.

The site uses an existing access and existing tarmac driveway.

The development will enhance the area, replacing unattractive caravans and storage containers with an executive style bungalow using farmhouse style bricks and slate tiles.

No overshadowing will be caused because of the dwelling as it is single storey and set away from existing dwellings and public areas.