

Ref: AT 250

Nov 2023

Revision A



HERITAGE/DESIGN STATEMENT IN SUPPORT OF PLANNING APPLICATION TO EXTEND NO.
WINDMILL HOUSE, Oving, AYLESBURY, BUCKINGHAMSHIRE, HP22 4HL

LOCATION

The property falls within the jurisdiction of Buckinghamshire council – Aylesbury Area and is located on Church Lane in Oving. N = 221341, E = 478484. The Oving Conservation area was first designated in January 1972 and this property has been within the boundary since this date.

CURRENT USE AND PLANNING HISTORY

The property is a 3-bedroom dwelling and is not listed. Please see photos below.



A search on the planning portal indicates that an application was submitted and approved in 2007/2008 for the construction of the dwelling adjacent to Windmill House. There have also been various applications on the site for works to trees. Applications were also submitted and approved for the construction of a 2 storey extension in 1997 and erection of a conservatory in 2000.

ACCESS AND PARKING

The property is accessed off Church Lane and currently has provision for off road parking in front of/next to the existing dwelling. The proposal does not affect the existing parking situation.

STYLE, DESIGN AND MATERIALS

The existing property is a two-storey dwelling of stone/masonry construction. Our proposals seek to remove the existing conservatory and extend the property to the side in a style to

complement the existing dwelling. Materials have been chosen to complement the existing dwelling and those in close proximity.

SUSTAINABILITY AND HERITAGE IMPACT ASSESSMENT

Whilst the site is within a conservation area, we do not consider that the proposals, due to their size and location, will have a significant environmental impact. The proposed extension will replace the existing conservatory at the front/side of the property which aesthetically detracts from the existing dwelling.

Existing surface and foul water drainage routes will be utilized, and it is considered the proposals will have a limited impact as the increased surface water from the extension will be marginal.

The proposal has been sensitively designed and the materials selected will match/enhance the local vernacular. We deem the environmental impact to be minimal with the materials selected.

STATEMENT OF SIGNIFICANCE



As previously mentioned, the site is located within the conservation area and is not listed.

There are a number of listed buildings in proximity including (but not limited to) the Oving House, Church of All Saints, The Black Boy, The Old Rectory, Woodlands, Magpie Cottage & The Thatched Cottage, but it is our opinion these will not be adversely affected.

CONCLUSION

The proposal has been sensitively designed to ensure the proposed extension is in keeping with, but will also appear subservient to, the original dwelling. The original dwelling will be enhanced with the addition of the bay at first floor balancing the elevation.

Sustainable materials and construction methods will be used wherever possible.

Internally, the proposed scheme redresses the current imbalances of the property to meet the requirements of modern family living, with open plan spaces and an area for home working.

In summary, the proposal will provide a well-balanced and aesthetically pleasing property, meeting the high local demand for family homes. It will be in keeping with the locality and will not adversely impact upon the conservation area as a whole.