

HERITAGE STATEMENT

FOR

**57B, ELVETHAM ROAD
FLEET
HAMPSHIRE
GU51 4QP**

SECTION 73 PLANNING APPLICATION:

**PROPOSAL: VARIATION OF CONDITION 8 ATTACHED TO PLANNING PERMISSION
17/02005/HOU DATED 22.11.2017 TO AMEND THE APPROVED PLANS FOR THE
GARAGE – PROPOSED ROOF PITCH TO BE REVISED FROM 35 DEGREES TO
43 DEGREES TO PROVIDE GREATER ROOF VOID STORAGE SPACE**

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1.0 Introduction

1.1 The purpose of this document is to assess the potential heritage and planning issues arising from the Proposed Variation of Condition 8 attached to Planning Permission 17/02005/HOU to amend the roof pitch of the new External Double Garage from 35° to 43° to provide greater roof void storage space at 57B Elvetham Road within the North Fleet Conservation area.

1.2 The building is on the southern side of Elvetham Road within the Fleet Settlement and within 100m of the railway line and the North Hants Golf Club. It is not listed and of no historic interest.

1.3 The proposal is to demolish the existing garage building sited within the front garden of the property.

1.4 The Proposed Garage building will serve as an external vehicle storage space for the private residence. Based on the owner's intentions and instructions, we have created a **Section 73 application in line with LA requirements.**

2.0 Site Analysis

2.1 The site is on the southern side of Elvetham Road which runs from east to west along the northern edge of the Fleet Settlement, the railway line and North Hants Golf Club are within 100m to the north. Unlike other properties on Elvetham Road there are residential buildings on the opposite side.

2.2 The plot has a flat even surface and features no sharp gradients.

2.3 Vehicular Access is provided by a shared driveway that also serves 57a Elvetham Road. There is a garage that provides parking for one car and enough space for 3 cars which meets the updated requirement for parking provisions outlined in Hart District Councils Parking Policy.

2.4 The site is rectangular in shape with a segment that fans out to towards the neighbouring property to the west. The site is well concealed from the public highway by fully mature trees and high hedge-work that trace the boundary. The properties on the opposite side are also obscured by these hedges.

2.6 This is part of the North Fleet Conservation Area - there is no information that suggests it is part of any other areas of specific interest.

3.0 The Building & Existing Conditions

3.1 The property is a 4-bedroom detached residence that serves as a private home. The building is currently occupied by the owner and his family.

3.2 The property was built sometime between the years 1973 – 1978 and stylised on local Georgian buildings.

3.3 The residence has an existing external brickwork façade garage with a metal full width garage door and flat asphalt flat roof laid to falls.

The garage is located within the front garden area. This structure has been demolished under the current planning approval.

4.0 Proposals

4.1 The existing garage has been demolished.

4.2 The proposed garage will be built off a concrete slab base using traditional blockwork wall construction and finished with a white acrylic-based render that will be applied, above DPC level, to the full perimeter of the new garage blockwork structure as outlined on the elevation drawing. The roof finish is to match that of the existing house.

4.3 The garage roof pitch, under the approved planning application was originally to be at a pitch of 35°, to match existing main house. Under the Section 73 application, the proposed roof pitch is to be increased to 43° to provide additional storage within the garage roof space, in line with client's requirements.

4.4 All proposed rainwater goods to be black ogee uPVC guttering and round downpipes.

4.5 There is to be an Aco drain (or similar approved) along the front perimeter of the garage. This, along with the RWP discharge from the garage roof is to be connected to the existing storm water drainage system located on site.

4.6 This application will not alter the general appearance or use of materials.

5.0 Context with Planning Policy

5.1 This proposal is subject to The Hart District Council's Planning Policy 2008. GEN 1

(i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density.

5.2 The garage roof also emulates the existing roof of the main house.

5.3 Exterior materials include, white acrylic render, new uPVC rainwater goods, two sets of side hung timber garage doors to the front (East Elevation) and a timber, side hung, half glazed side access door.

(ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation

5.4 No extra noise, pollution or disturbance should result from the development. We also consider that this development will lead to no significant traffic generation. (iii) Cause no material loss of amenity to the adjoining residential uses, through loss of privacy, overlooking

(iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking

5.5 As a result of 57b Elvetham Road being a part of the North Fleet Conservation area we have tailored the proposals to comply with the local Conservation Policy which is covered in Section 06 of this document.

(v) Include provision for the conservation or enhancement of the district's landscape, ecology and historic heritage and natural resources.

(vii) Have adequate arrangements on site for access, servicing or the parking of vehicles

5.6 New PIR lighting to the front and side elevations of the garage. The site is well concealed by hedge work along the boundary, we do not consider the proposed lighting to be overbearing or have a detrimental effect on the character of the area.

(xiii) Avoid the installation of lighting, which is visually damaging to the character of the area

6.0 Context within conservation area

6.1 The site is part of the No.7 Elvetham Road character area, and the building is presently well obscured from the public and does not greatly influence the amenity of the area.

6.2 The Building belongs to the mixed date area to the east of the Elvetham road and was built sometime in the 1970's emulating the Georgian style. The main road which is renowned for being a busy traffic artery is completely concealed by a line of hedge work that will not be altered or affected during proposed works, thus maintaining the sylvan nature of the area.

6.3 Keeping with the overall character of the conservation area we have proposed the garage to be finished with White Jubb Acrylic Render to match the adjoining house.

New garage doors to be side hung timber doors with a half-glazed timber side access door. The area features dominantly pitched roofs and so we propose the new roof to match the existing in style.

6.4 According to the character area views of the North Hants Gold Course, woodland and railway line should be afforded, in this case the views are obscured by a line of houses opposite the property, also concealed by the hedge work.

6.5 The existing garage building already provides sufficient parking for the house size as outlined in the Hart Council parking provisions interim policy. No alterations will be made to site for the provisions of extra parking. The garage that has been proposed will be built over the footprint of the existing garage. This will be rendered (as stated above) and feature pitched gable ended roof finished with plain clay tiles.

6.6 With respect to the details outlined in the North Fleet Conservation Policy and with context to neighbouring properties we consider the proposals and changes presented would not be unsympathetic or have a detrimental impact on the amenity of the area.

7.0 Trees

7.1 There are no protected trees on the site.

Other existing trees are to be retained and maintained guaranteeing the sylvan nature and habitats of the immediate area.

8.0 Drainage

8.1 The proposals will require the connection of the proposed surface water roof downpipes along with the new ACO land drain (sited to the front of the garage) requiring consent from Thames Water.

9.0 Appraisal

9.1 The designer undertook an appraisal of the site and its surroundings by means of visual inspection and reference to historical and photographic records.