

Planning and Heritage Impact Statement

Hillview. 13, Valley Road. Wotton-under-Edge. GL12 7NP

Introduction

Hillview is a four bedroomed detached house situated within the Wotton-under-Edge Conservation Area.

The house consists of a plain tiled roof; brick and painted render walls; brown uPVC windows and doors; and a white uPVC rear conservatory.

Proposal

The proposed works replace the existing white uPVC rear conservatory with a single storey extension, with an overall increase in the structure's length of 600mm.

With poor insulative properties, the existing conservatory suffers from the complaint typical of such structures, of being 'too hot in the summer and too cold in the winter'. With current Building Regulations standards and modern materials, the proposed replacement would reach higher levels of insulation.

The proposed extension would consist of a solid roof, with standing-seam powder coated sheet roofing; fixed rooflights; cavity walls with painted render (to match the existing kitchen); and powder-coated aluminium windows and doors.

Heritage Impact

Hillview is one of a set of modern houses sited along Valley Road. Its rear garden faces south-east, down into the valley and a bank of established trees. As such, the rear of the property is hidden from view from all areas except its immediate neighbours to the north and south.

Being hidden from view at the back of the property, we believe the proposed extension would have minimal impact on the surrounding Conservation Area. With the change of design and materials, we also believe the proposed works would not have a negative effect on its setting and surroundings.

