

Heritage Statement

For works proposed at

2 Claires Close
Bourne Lane
Brimscombe
Stroud
Glos

Jan 2024

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PROPOSED WORKS AT 2 CLAIRES COURT, BOURNE LANE, BRIMSCOMBE STROUD, GLOS

HERITAGE STATEMENT:

1.00 INTRODUCTION:

This statement has been prepared on behalf of Mr T Childs to support the proposed single storey rear extension and new porch to the front of the property known as 2 Claires Court which is in the residential area of Bourne Lane in Brimscombe, Stroud.

2.00 PLANNING:

The application site is located at Blue Boys Park, Minchinhampton and consists of a detached dwelling with amenity space to all sides. The site is not listed, or located within the conservation area of Brimscombe; however, it is located immediately north of the conservation area boundary.

3.00 ASSESSMENT:

The proposal seeks to add a new porch area to the front of the existing and a new replacement rear single story extension to the rear of the property.

The new external walls for the porch will be finished in a brickwork cavity wall and interlocking tiles to match the existing dwelling. The new rear extension will also be finished in brickwork to match aside from the one wall on the north west elevation which will have a render finish to match existing. The extended replacement porch area which forms the new roof of the rear extension will have patio slabs laid and a new handrail and fencing. The handrail will be a contemporary glazed system on all three sides of the new extension. New windows and external door will be UPVC Double glazed to match the main dwelling.

The surrounding area is residential, and the site is within the settlement boundary, therefore the principles of the development are considered acceptable.

The proposals are deemed modest alterations, the porch will extending the roofline and existing of the garage which protrudes the main dwelling and the new rear extension will replace and extend the existing garden room which is dilapidated and unusable currently. This new rear existing extension allowing for plenty of usable private outdoor amenity space for the occupiers and does not impact on existing car parking arrangements.

Due to Claires Court being a cul-de-sac and the dwelling set some distance away and down the hillside from the main throughfare of Bournes Lane the proposed extensions are largely hidden from public view with only the porch being noticeable from Bournes Lane. To the rear of the property on the boundary line there is a mature and dense tree line which provides a natural boundary line between the property in question and the dwellings that are lower down the hillside towards the valley itself and accessed from the London Rd (A419). It is deemed this provides a sufficient degree of separation from the proposed rear extension which would not be visible at all from the properties located within the Brimscombe Conservation area.

Furthermore, it is considered that the location, materials, scale and use are sympathetic and within keeping of the houses located on Claires Court.

As a result of the proposed work, it is considered that the proposed development will not result in a level of loss of light or have any detrimental impact to any of the immediate neighbouring properties or the Brimscombe Conservation Area.