



DOMESTIC DESIGNS LTD  
ARCHITECTURAL SERVICES

Swallows  
Manor Road  
Oving  
Buckinghamshire  
HP22 4HW

**Planning Statement  
(Heritage)**

to be read in conjunction with drawing;

DD 23 / 205.1

## **Site/Surroundings.**

Swallows is an 18<sup>th</sup> century two-storey detached property situated on the West side of Manor Road, a prominent street within the Oving Conservation Area designated in the area document as part of “the older historic nucleus of Oving”. The property is not locally listed. Directly to the north of the site is Manor House (Grade II listed). Derwent Cottage, Tinders End and Thatched Cottage, all Grade II listed, are located nearby on the other side of Manor Road.

The dwelling is finished in cream painted brickwork and render with white painted timber windows. Various extensions have been added over several decades, transforming the original cottage to a 4-bed property. The frontage is set back from Manor Road and the rear of the property is completely screened from public view by neighbouring properties.

## **Planning history.**

There are three planning applications shown online and they are;

- ALTERATIONS AND EXTENSIONS

Ref. No: 77/00707/AV | Status: APPROV

- TWO STOREY REAR EXTENSION AND ENCLOSED FRONT PORCH

Ref. No: 91/01003/APP | Status: APPROV

- TWO STOREY REAR EXTENSION AND ENCLOSED FRONT PORCH

Ref. No: 91/01004/ALB | Status: Application Withdrawn

- DETACHED GARAGE AND RE-OPENING OF FORMER ENTRANCE

Ref. No: 91/01005/ALB | Status: APPROV

- First floor front extension

Ref. No: 02/01787/APP | Status: Approved

- Overall crown reduction on Box Elder by approx 3-4 M.

Ref. No: 18/02539/ATC | Status: Trees - Proceed with works

## **Proposal.**

This application seeks to add a single-storey rear extension accommodating a new kitchen/diner. Areas of the existing house are to be remodelled to accommodate a new master suite, office, utility room and family bathroom.

## **Design.**

External finishes will match those of the existing property as closely as possible to preserve its character. The extension has been designed to compliment the more modern existing two-storey rear extension with matching roof tiles, painted brickwork, and corbel detailing at the eaves. The roof pitch and ridge height have been set to balance avoiding any visual impact on neighbouring properties while not appearing too shallow and out of keeping with the existing property.

New flush fit fenestration with central glazing bars will be fitted throughout the entire property, including the proposed extension, providing a clearer visual link between the house's various previous extensions. The Velux rooflights will be finished in aluminium.

### **Impact.**

The proposed extension will have little to no impact on neighbouring properties. From Manor Road the streetscape is completely unaffected other than the addition of two front Velux rooflights. The extension is sited around 22m from the adjacent Grade II listed Manor House, while visual impact on the adjacent Manor Cottage is minimal. The existing studio on the grounds (attached to Manor House but belonging to Swallows) site between the proposed extension and any of Manor House's ground floor fenestration, so there will be no potential loss of light.