

## **15 Church Road Planning and Heritage Statement**

### **Doc. CR.03**

Enclosed herewith is a householder planning application proposing the erection of a modest single-storey extension to infill a space adjacent to the property and a first-floor extension over the existing kitchen to accommodate an additional bedroom. The property, situated on an 'island' plot surrounded by highways, ensures that the proposed works would not encroach upon any neighbouring properties. Parking arrangements will remain unaffected, and a generous area of amenity space will be retained for the occupants' use. The proposed extensions are designed to harmonise with the existing dwelling and adhere to the current material palette.

The ground floor extension fills a previously underutilised space to the side of the dwelling, enhancing both functionality and aesthetics. Similarly, the first-floor extension over part of the existing single-storey side projection aims to improve the symmetry of the house while maintaining a balanced appearance within the surrounding streetscape.

These alterations are intended to better accommodate the needs of the applicants and their young family, enhancing the livability of the property without compromising its architectural integrity.

While the application building is not listed nor within a Conservation Area, it is adjacent to a listed building, Church Cottage. Therefore, we have provided a Heritage Statement detailing how the proposed works relate to the setting of this property.

Regarding neighbouring properties, namely nos. 5 and 7 Springhill to the east, and Church Cottage to the immediate north, we have taken into consideration their historical significance and architectural context. However, due to the distance, set backs, and orientation of the proposed works, we believe the impact on these properties will be negligible.

The proposed extensions, comprising infilling a small courtyard with a single-storey extension and extending the gable wall towards the northern boundary at first-floor level, are designed to be discreet and complementary to the existing property. They will not materially affect the setting of Church Cottage, given the defined boundary, the road separation, and the careful selection of matching materials.

Moreover, considering the previous extensions and modern fenestration on both properties, we are confident that our proposals will not detract from the character or setting of the adjacent listed building.

We respectfully request your favorable consideration of this application and assure you of our commitment to enhancing the property in a manner that respects its surroundings.