

Site

Hill House,
Linton Hill,
Kent,
ME17 4AL

Introduction

This Heritage statement has been prepared in support of the application to Hill House, Linton Hill, the proposal is for a small single storey rear extension.

Proposed Development

24/501035/FULL

Erection of a single storey rear extension with rooflights and changes to fenestration

The Site and Location Assessment

Hill House is off Linton Hill A229, 4 miles south of Maidstone town centre. The site is located within easy walking distance to Coxheath village centre and the local amenities. The house is a two-storey dwelling, finished in brickwork under a tiled roof. The property is not listed but is within a special landscape area. Hill House is detached with a garden that surrounds the property it is screened by mature planting.

Proposed Development

The proposals are to extend the existing dwelling with a single storey rear extension. The new space will provide better utility / kitchen accommodation to the ground floor. The new addition has been designed to mirror existing properties within the area and finished in materials to match the existing house. The neighbouring dwellings to the east, has no habitable windows facing the site. The works at Hill House Farm have been set back within the side boundaries and passes the 45-degree light tests, ensuring any impact has been minimising on the closest habitable properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwellings.

Heritage Impact

Hill House is not a listed building, however close by is Hill Place, 100m away and a Barn, 87m away. Both are grade II listed, these buildings are well screened by mature trees and will be unaffected by the proposed works.

Linton conservation area is located 142m away from the site the other side of the busy A229 Linton Hill. The site is well screened and will not be visible from the road.

Conclusion

The proposed extension has been designed to complement the existing building, it is of a small scale and well screened behind the retained garden planting. Due to these factors and the distance from the listed buildings there will be no impact on heritage assets.