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CM3 8RA**Heritage Statement****For Rear Extension and Roof Alterations at Cherries, The Street, Ramsey, CO12 5HW
Issue 2.1, 21 February 2024****Introduction**

This statement has been prepared in support of a householder planning application submitted to Tendring District Council in relation to an extension and alterations at The Street, Ramsey, CO12 5HW. The application property, Cherries, is located adjacent to the Ramsey Conservation Area and adjacent to the curtilage of the Ramsey Windmill (a Grade II* listed building).

The application site contains a detached bungalow (circa 1960) with a large garden to the rear and a small parking area to the front. The site is located on the slope of a hill on an unmade road rising up from The Street, Ramsey. Adjacent to the South East of the site and “side on” to the dwelling is a newly constructed bungalow (for which planning permission was granted in 2015 (planning application reference 15/00827/FUL) with a pair of semi-detached houses located further down the hill to the South. To the South West of the application site is another similar bungalow “Mill Field”.

Ramsey Conservation area is a relatively short, tightly defined traditional village street closely lined with vernacular properties with others forming strong groupings away from the road. Generally properties are of limited scale with occasional larger buildings. The application property is not sympathetic to the character and appearance of the conservation area but sits to the North West of Conservation area where it is not visible from the traditional village street.

Ramsey Windmill is a post mill constructed in 1842 with substantial repair works undertaken in 1974. The mill consists of a three storey timber-framed and weatherboarded upper section rotating above a two storey red brick drum with plain boarded doors and sash windows. The mill was first listed in 1952 (list entry number 1147549) and retains many original features. The mill is located approximately 85m to the North west of The Cherries with the two properties separated predominantly by the large garden of the application property. The Cherries is largely screened from the mill by mature trees and hedging.

Proposed development

This application seeks planning permission to replace an existing conservatory with a single storey side and rear extension with a part flat and part pitched roof. Whilst the flat roof of the proposed rear/side extension has no particular architectural merit it is at a low level and will be screened from the Windmill by the existing trees. The existing pitched roof to the bungalow is proposed to be retained with new pitched roof sections with ridges perpendicular to and lower than the existing ridge. A second pitched roof extension is to be added to the opposite side of the dwelling.

The proposed changes to the property are modest and due to the natural screening, the separation distance to the Windmill, and the sites position on the hillside which is lower than the Windmill it is not considered that the proposal will have any material impact on the designated heritage asset. The site will not be visible from The Street and due to the separation distance from the conservation area is it not considered that the proposal will have any material impact on the conservation area. The property will retain the appearance of a modest bungalow from the front and the extension roofs will not be significantly more visible from any vantage point than the current roof.

The proposed extension is similar to, but somewhat smaller than, the extension which was approved by application reference 19/01836/FUL.