

Planning and Heritage Statement for 33 Brueton Avenue

The proposal is to replace the existing lounge extension, side kitchen bay window and utility with a larger extension that flows and allows external access from the front to the back of the property. The application property lies within the Malvern Hall and Brueton Avenue Conservation Area; special care must be taken to preserve the Heritage asset.

In designing the replacement and new extension consideration was placed in providing a sustainable and sympathetic addition to the property, with render to finish to match the main dwelling. A dummy pitched roof with matching tiles to the side extension, set back from the front elevation, has been introduced to minimise its height and respect the built form of the property and the appearance within the streetscene.

The proposal will provide a generous space with good natural lighting built with cavity walls and double-glazed windows providing a well-insulated space that is light, airy and provides a sustainable addition to the dwelling. The main extension lies to the rear of the property and nestles between a flat roofed extension on 35 Brueton Avenue and an approved, yet to be built, flat roofed extension at 31 Brueton Avenue, application no. PL/2023/01105/MINFHO.

Images below of the existing property

Front Elevation



Rear Elevation



The design has considered the requirements of NPPF para.199 which states that great weight should be given to the asset's conservation and the design of the proposed extension reflects this.

Consideration on design has also been guided by the following policies and documents in place.

Supplementary Planning Guidance: The Historic Environment SPG (2001)

House Extension Guidelines SPD (2010)

Policy P14 – Amenity aims to protect and enhance the amenity of existing and potential occupiers in assessing development proposals.

Policy 15 – Securing Quality Design seeks to ensure that all development proposals secure good design and this application aims to conserve and enhances local character. Care has been taken that the side extension is set well back from the front elevation and remains subservient to the main dwelling.

Policy P16 - Conservation of Heritage Assets and Local Distinctiveness – the design should preserve or enhance heritage assets. The main extension sits to the rear and has no impact on the streetscene and reflects the design and proportions of the neighbouring extant and approved rear extensions in form, massing, and height.