

Date | 13th March 2024

Heritage Statement

Pear Tree Farm, Rolleston

The purpose of this report is a Heritage Statement in support of a Householder Planning Application for the above address.

Proposals

Proposed single storey front extension using bricks and tiles to match the existing dwelling.

Site

The host dwelling, Pear Tree Farm is situated behind Pear Tree Cottage which is a Non-designated Heritage Asset.

The host dwelling is of traditional construction, red brick, and clay pantiles.

Heritage Significance and Impact

The host dwelling was converted in the late 20th century and has undergone many domestic alterations and extensions such as modern openings, rebuilding of significant parts of the barn and the addition of an oversized garage whereby the building is no longer legible as a barn.

The host dwelling is not considered to meet the council's qualifying criteria to be a Non-designated Heritage Asset due to the barn having been significantly altered and over domesticated however Pear Tree Cottage to the east is considered to be a Non-designated Heritage Asset and would have an association with the former barns.

The extension would not be visible from the from the public realm given the existing dwelling sits behind Pear Tree Cottage and is modest and discreet and would not impact upon the setting of the Non-designated Heritage Asset..

Pre-Planning Advice

A Pre-planning Advice Application was submitted, [REDACTED]

Conservation Officer Comments.

Given the former barn has already had several domestic alterations that have eroded the legibility as a former barn I do not consider the proposed extension to be harmful.