

Heritage Statement

8 East Terrace
Walton-on-Naze
Essex, CO14 8PX

24 March 2024

- This Heritage Statement is prepared on behalf of Mr and Mrs Skidmore and is submitted in support of a Householder application for 8 East Terrace. The application is with respect to a single storey rear extension, along with a roof lift to facilitate a loft conversion with accompanying dormer and balcony.
- This Statement is intended to support the submitted application and includes details pertinent to the consideration of the proposals by the local planning authority. These details include a description of the site, the context of the local area and how the development meets favourable with national and local planning policy and statutory legislative provisions.
- The proposal is fully illustrated on the scaled drawings submitted with this planning application, and the Heritage Statement is “proportionate to the complexity of the application.”

Planning application has previously been approved for this site (Application: 23/00458/FULHH) in respect of a single storey extension including a roof lift, incorporating dormers to the rear and front elevations, along with an accompanying front balcony.

This current application is for a similar proposal, although reduced in overall size which sees the omission of dormers to the rear elevation, and a reduction to the dormers to the front elevation and removal of an Oak Truss Overhang. Due to the development being adjacent to a listed building, Prentice Court, there is a requirement for a Heritage Statement to be provided detailing any significant impact to the asset or its setting.

Prentice Court is located to the southwest of the property and has been considered in the design. 7 Prentice Court is separated by the property to which this application relates by an access road. Further to this the proposal has ensured that there is no decreased distance, maintaining the 3.6m spacing between the 2 properties that is currently in place.

The proposal will seek the redevelopment of the property bringing it in line with the neighbouring properties in East Terrace and have an overall improvement to the street scene. There will be no negative impact on the character of the listed building, Prentice Court. Prentice Court benefits from unobstructed views to the North Sea which will remain unaffected by the proposed development.

It is noted that there are windows to the side of 7 Prentice Court, albeit given the size these are considered to be ancillary. This combined with them being north facing, it is reasonable to conclude that there would be no significant loss of light.

Lastly this application is reduced in size from the application previously approved, which had included dormers to the rear elevation and an additional dormer on the front elevation. With the proposal only included one main dormer to the front, any potential considered impact visually to Prentice Court is further mitigated.

In conclusion this proposal would not have any significant impact to Prentice Court itself or its setting.