

T. Neal Ltd

architectural design – project management



Heritage statement for proposed single storey side extension to;
Camellia Cottage, Church Street, Ropley.

Introduction.

- This heritage statement sets out the specific conservation area and heritage asset contexts of the site and any effects the proposals will have on them.
- The statement takes into account advice in the national planning policy framework (NPPF) and planning practice guidance (PPG).
- It identifies nearby heritage assets likely to be affected in a level of detail which is proportionate to any identified assets importance and sufficient to understand the potential impact of the proposal on their significance.
- The statement also has regard to the Ropley conservation area guidance.

Site location and description.

- The application site is located in the village of Ropley, situated 4 miles east of Alresford and on the eastern side of Church Street.
- The road has a relatively narrow carriageway typical of the character and appearance of a Hampshire village – no footpaths, few front gardens – the dwellings are predominantly substantial houses with, generally, reasonable sized garden plots.
- The Ropley conservation area character appraisal gives a detailed account of the village character and landscape setting and details the key characteristics which contribute to the conservation area status and which is desirable to maintain and enhance.
- The application dwelling (Camellia Cottage) is a non-listed modern house – part of a terrace of three (planning permission granted in 2015 – ref: 27280/010) facing Church Street.
- Camellia Cottage is on a private enclosed plot bounded by fencing and hedging and elevated from Church Street.
- To the front of the property is a small garden with paved parking and a turning area.
- The entrance to the property is on the side with an open porch.

Background to the application.

- The application seeks to construct a single storey side extension containing a ground floor bedroom with an en-suite shower room whilst being respectful of the heritage setting.
- My clients are, whilst still able, anticipating the on-set of old age and an inability to access the first floor hence the requirement for a ground floor bedroom with ancillary facilities.
- My clients have a strong network of friends and family locally and have no wish to relocate.

Heritage issues.

- Section 72 of the planning (listed buildings and conservation areas) act 1990 states that in respect of planning decisions within conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- Section 38 (6) of the planning compulsory purchase act 2004, read with sections 70 (2), 77 and 78 of the town and country planning act 1990 (as amended) provide that the determination of an application for planning permission, and any appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.
- Annex 2 of the national planning policy framework (2012) defines the setting of a heritage as 'the surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral'.
- Annex 2 of the national planning policy framework (2012) defines significance for heritage policy as 'the value of that asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

- Planning practice guidance (paragraph 013 ref ID; 18a – 013-20140306) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under construction and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Paragraph 13 goes on to state that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.
- The Ropley conservation area character sets out the wider heritage context within which the proposals fall and identifies individual listed buildings and positive buildings. These have to be taken into account in determining the effects of the new development.
- EHDC saved policies have some, but more limited weight. General policy for development countenances proposals for development which meet a wide range of criteria including the provision for the conservation or enhancement of the districts landscapes, ecology and historic heritage and natural resources.
- Trees, woodland and hedgerows; amenity value indicates that in development proposals such as features which are of significant landscape or amenity value should be retained or replaced.
- Conservation area general policy states that proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted.
- Definition of areas covered by RUR policies lists a number of rural settlements to which policies apply – Ropley is specified as such a rural settlement.
- Renovation and extension of existing dwellings indicates that extensions to dwellings in the countryside will be permitted where (ii) the extension does not materially change the impact of the dwelling on the countryside or result in a disproportionately sized extension in relation to the original dwelling.
- NPPF paragraph 14 states 'at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan and decision taking. For decision takers this means that where the development plan is absent, silent or relevant policies are out of date granting of planning permission unless; 1.1 any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework indicate development should be restricted.
- Paragraphs 126 to 141 of the NPPF, which are repeated in section 12 of planning practice guidance clearly state the government's commitment to conserving and enhancing the historic environment and the importance of preserving heritage assets. In that context, development proposals which involve harm to, or loss of such assets should not be permitted.

Heritage assets.

- The Ropley conservation area was designated in August 1976 and sets out the background to designation and assesses the most significant features of heritage interest including statutory listed buildings, non-listed buildings and features of interest. It also describes the character of the conservation area and its various parts along with the special qualities experienced as a result of the relationship between spaces, buildings and views of surrounding countryside.

Assessment and evaluation.

- In heritage terms, the principal issue relates to the effect of the proposed works on the appearance of the dwelling itself in the context of the conservation area and other heritage assets.
- The proposed single storey side extension replaces an existing side porch with a subservient single storey construction that utilises a matching material palette (face brick/tiled roof).
- The proposed extension maintains a physical gap with the boundary.
- The proposed development which is relatively insignificant in itself would preserve the setting of the nearby heritage assets (listed buildings and positive buildings) as the distance from any of these identified buildings is such that no impact whatsoever can be identified. The proposals therefore comply with the requirements of section 66 (1) of the planning (listed buildings and conservation areas) act 1990.
- The proposals would also have a neutral effect on the character and appearance of the area and would therefore preserve the character and appearance of the conservation area in accordance with the test imposed by section 72 of the planning (listed building sand conservation areas) act 1990.
- In conclusion this application is to enable established locals to enjoy their twilight in a home they love, in a location they love and in proximity to friends and family. What's not to like about this proposal?