

BRIEF HERITAGE STATEMENT

Householder application for the erection of a two storey
Rear Extension

Background

Thomas Dean Architects Ltd have been appointed to assist the applicant with drawings a householder application for the extension and alterations to the property known as Townsend Cottage , The Street, Stinchcombe, Dursley.

Site

The existing property known as Townsend Cottage , The Street, Stinchcombe, Dursley and is set within 50m of a listed building.

The site is not listed; however, it is located within the Stinchcombe Conservation area and the Cotswolds Area of Outstanding Natural Beauty.

Design

The proposed extensions are to replace an existing poor constructed garden room/ conservatory which is currently being used as dining room in connection with the existing property with glazing and doors with direct access to the Garden.

The proposal takes the same footprint but is extended over two floors to provide a much needed master bedroom with high levels slot windows facing the roadside and copies the design of the existing house.

It is considered that the height, scale, form and design of the extension is in keeping with the scale and character of the original dwelling. Furthermore, the plot size of the existing property is large enough to accommodate the extension without resulting in a cramped or overdeveloped site.

Archaeology and Heritage Assets

The application site is located within the Stinchcombe Conservation Area and is within 50m of Grade II listed building.

Due to the location of the proposal, forming part of a group of similarly aged properties and the scale of the development, it is considered that no subsequent harm to the Conservation Area would arise.

To conclude the proposal will not cause any undue harm. The application has been assessed in accordance with Section 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

This would comply with Section 72(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, Paras. 193 to 197 of Chapter 16 of the NPPF (The Framework); and Policy HC1 of the Stroud District Local Plan.