

## Planning Application

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Proposed extension at

58a The Street, Uley

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## Heritage Statement

By

Elevation One  
Building Design Ltd  
25 uley Road,  
Dursley, Glos  
GL11 4NJ



Elevation One  
Building Design Ltd

For

Mrs Morecraft

April 24

## 1.0 Introduction

This statement has been prepared by **Elevation One Building Design Ltd** to support proposals for a new garage. This statement demonstrates that the proposal is compliant with the Development Plan and Government Guidance and explains the key design and access principles that will be used to develop future details of the scheme.

This report should be read in conjunction with the drawings submitted as part of this planning application.

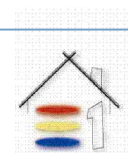
## 2.0 Reserved matters

The application seeks approval for full planning permission. It is within the settlement boundary of Kingswood and falls within the village boundary. It is on the edge of the conservation area and next to two listed buildings.



There is a listed building next door, No 56, and a number down the Street from the proposal.

A small extension is proposed but that is on the east side of the dwelling so away from the listed building. The proposal is only for a single storey extension and is not imposing or will affect the LB in anyway at all.

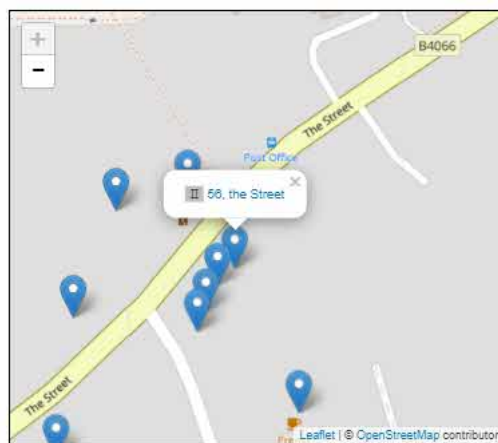


## Listed Buildings

Listed Buildings within five miles of GL11 5SJ, sorted by distance

Maximum of 100 matching results shown

1. **II No 69 FOXGLOVES**  
Uley, Stroud, Gloucestershire, GL11
2. **II Group of Three Memorials, Two to Powell, One Knight, Circa 15 to 20 Metres South West of Porch Door,**  
St Giles's Church, Uley, Stroud, Gloucestershire, GL11
3. **II 53 and 55, the Street** 🏠  
Uley, Stroud, Gloucestershire, GL11
4. **II Two Unidentified Memorials Circa 16 Metres South West of Porch Door at Church of St Giles**  
St Giles's Church, Uley, Stroud, Gloucestershire, GL11
5. **II 56, the Street**  
Uley, Stroud, Gloucestershire, GL11
6. **II Unidentified Chest Tomb Circa 12 Metres South West of South West Corner at Church of St Giles**  
St Giles's Church, Uley, Stroud, Gloucestershire, GL11
7. **II Cornelius Harris and Two Unidentified Tombs Circa 18 to 22 Metres Due South of Porch Door, at Church** 🏠  
St Giles's Church, Uley, Stroud, Gloucestershire, GL11
8. **II Dimery Tomb Circa 11 Metres South West of South West Corner, at Church of St Giles** 🏠  
St Giles's Church, Uley, Stroud, Gloucestershire, GL11
9. **II Unidentified Chest Tomb, Circa 15 Metres South West of South**



### 3.0 Description of site

The application site is located in The Street, Uley. It has on it a modern type house with a front garage to the boundary of the site along the road. It is situated on a plot that can accommodate this proposal due to the overall size of the rear and side garden..

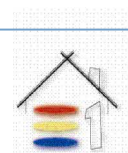
#### Appearance

The appearance will be to reflect the existing house. The elevations will be modern in appearance with a flat roof, roof light and cladding wall façade.

The overall appearance will try to give an exclusive and modern feel but keeping to traditional details.

#### Landscaping

The site will be well landscaped, with hard landscaping being given attention and amenity areas given to each plot.



#### **4.0 Planning Policy**

We have examined the heritage policy requirements under the Stroud Local Plan (2015), policy ES10. The policy clearly states that any proposals should protect and where appropriate enhance the architecture and visual impact of the heritage asset.

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, special attention be paid to the desirability of preserving or enhancing the setting of listed buildings and the character or appearance of a conservation area.

#### **5.0 Assessment**

The conservation area seeks to protect and conserve the important historical merit of an area.

NPPF paragraph 193 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

It’s considered that the proposals result in less than substantial harm but will rather provide a measure of balance and will enhance and positively contribute to this area of the conservation area.

In addition, the benefits of modernising the application property and providing a better insulated building and increasing the life cycle will provide greater public benefits which outweigh any potential negative impacts that may occur as a result of the development.

