

Heritage impact statement for very minor roof alteration to Sunavon, The Street, Eversley

Officers will recall that consent was granted for a two storey rear extension, replacement sash windows and new garage, reference 23/01350/HOU as amended by 23/02532/AMCON.

The Cottage itself is unlisted and is semi-detached to Bakers Farm Cottage. The site does however fall with the Eversley Conservation Area. The property and its curtilage are identified on the plan below.

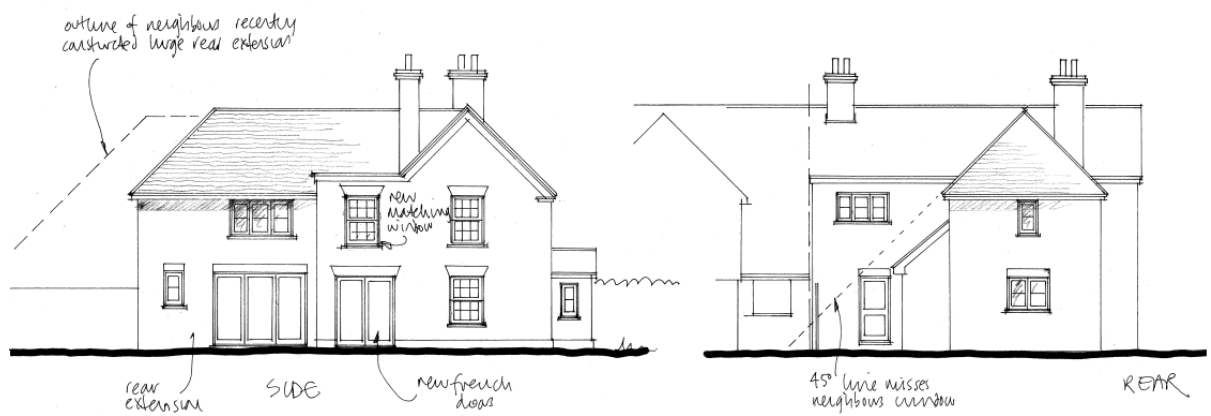


The original dwelling

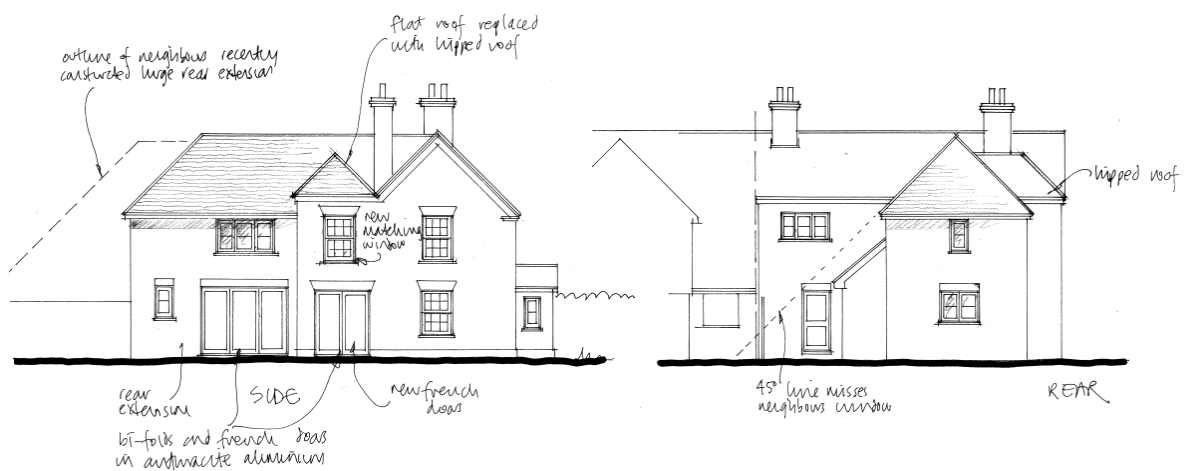
Much of the approved scheme works have been completed, and in particular, the rear extension roof works are now finished. The original rear roof comprised a large flat unsightly roof, which was mostly replaced as part of the approved design. There was however a small flat roof area which remained, and which the builder and client considered best removed and replaced with a small hip roof section.



Original house roof – note large extent of flat roof area



Scheme as approved under consent 23/01350/HOU



Scheme as now proposed – note small flat roof area replaced with small hip roof.

Photos of new roof arrangement



In addition to this minor change in the roof design, the client would also like to change the specification for the bi-fold and French doors to anthracite grey (aluminium).

These will be a slim framed system, image below



Impact assessment

The property is mentioned in the Council's local list and is located within Eversley Street Conservation Area. It is identified as being part of a notable group of buildings in the Conservation Area Appraisal.

The changes as now proposed will sit comfortably with the existing built form and will retain opportunities for frontage planting to remain in character with typical public realm views within this part of the conservation area.

New development such as this are generally allowable within the settlement boundary of the main villages and within Conservation Areas generally, but do require that special consideration be given to the desirability of preserving or enhancing the character or appearance of the affected property and the wider designated area. The site does lie within the urban settlement boundary of Eversley where there does exist a presumption in favour of development subject to compliance with National Planning Policy Framework (NPPF) objectives and the relevant Local Planning Policies. The Conservation Area Appraisal does notify the Cottage Locally Listed, as part of a positive building group.

This street scene view that gives the Conservation Area its predominant character here, as contributed to by the run of identified positive buildings, will be not be materially harmed by the subject proposals.

In relation to 'harm' therefore the proposal provides an opportunity to create much improved roof profile without causing harm to the setting of the host building. No material harm is caused to the

character of the existing house or the contribution it makes to the character and interest of the wider area.

Conclusion

We consider that the changes proposed are de-minimus, and do not materially affect either the building or its setting within the wider context. Indeed the removal of the flat roof with a tiled pitched roof is an improvement on the previous design. The new bi-fold and French doors will not be visible from anywhere apart from the garden of Sunavon.

The proposal addresses NPPF guidance which requires that LPA's set a positive strategy for the conservation and enjoyment of the historic environment ...in a manner appropriate to their significance, putting them to viable uses consistent with their conservation and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. The proposal has considered the available evidence and has assessed the impact of the proposed works upon the heritage asset -in this case the Eversley Conservation Area. For all of these reasons we look forward to the support of the Local Planning Authority.