

Heritage statement The Barn, Sikey Lane, Eakring, NG22 0DD.

Your ref-24/00694/HOUSE.

The site falls in the village of Eakring and is within a Conservation Area .but none of the site has any listed status. It is situated on Sikey Lane and is not visible from Main Road and has a bridle path to the Eastern boundary and will have no effect on the current street scene.

Existing buildings on site comprise a barn conversion with an extension in mixed red brick with red Norfolk pantile roof with feature gable and eaves brickwork. Also to the rear is a conservatory in matching brick with brown window frames.

The site boundary consists of part brick wall and post and rail fence which it is to remain as indicated on the block plan.

The proposal is to build a garden room to be situated in the North West corner of the rear garden which is mainly grassed, away from the main building, for use by the occupants of The Barn. It will have no impact on the amenities of the surrounding properties, area or communities and will not be visible from Main Street.

It has been designed to preserve the character and appearance of and be in sympathy with the Conservation area and will not damage in any way the special character and appearance of Eakring.

The garden room will be built in traditional materials , to match the existing, using reclaimed bricks for the walls ,with gable and eaves feature brickwork. roof to be red Norfolk pantiles with rainwater gutters ,brackets and downpipes as on the existing buildings and as indicated on drg.RRS 080424 and photographs submitted with the application, with header brickwork over the door and window as on the existing extension.

Existing access and vehicular parking to the property will remain unchanged with no adverse effect on the Highway.

The proposal is for a minor development for a private householder and will provide jobs at the construction phase for local builders, joiners etc.