

D&A and Heritage report for proposed
rear extension on 75 The Street, Manuden

The building affected by this application is Grade II listed, also known as Rose Cottage, it is a seventeenth century timber framed and plastered building of one storey and attics with thatch roof (list entry number: 1233993). It is located within the Manuden Conservation Area. The existing plans shows that the modest thatch cottage has a large, likely, mid-late twentieth century extension to the rear. The proposed single storey extension would project off the large modern rear extension.

Careful design consideration has been given to the design of the proposed extension which has been reduced in size from the previously rejected extension. The design and size follows discussions with the planning department and guidance was given as to what size would be acceptable.

The materials chosen are again as a result of the guidance and will in some respects improve and cover part of the existing unsympathetic two storey extension

The size and scale is considered to be the minimum to provide the facility required as a lobby area and access to the existing toilet.

Landscaping is not required and no access changes are necessary.

Roy A Rowe

30 April 2024