

Conservation Officer's assessment of proposal

The proposed extension has been discussed on site with the agent. The property presently has a rear lean-to approximately two thirds of the length of the house. This is the later 19th century addition and does not give good visual links into the rear garden. The application proposes a modest addition at the southern end of the property on the footprint of an existing raised patio area. There is currently water ingress issues associated with this as the external ground level has been raised higher than that of the internal floor level. The proposals would include removing this patio area and reducing the ground level to allow for the extension to sit below the existing roof line.

The design for the extension has been conceived along more contemporary lines, as more traditional lean-to forms would prove difficult this side of the property. The massing and proportions are quite subordinate to the principal listed building and the asymmetrical roof takes the ridgeline away from the hipped end of the house. The purpose of this is partially to reduce the visual impact from the road. I am satisfied that very little of the roof would be seen above the boundary wall against the highway. In terms of the design approach, this is perfectly valid as it would be a clear C21 century addition to the property. This approach has been demonstrated to work on other historic properties in the district, and while an asymmetrical roof is certainly not conventional the position and massing has been carefully considered. The roof construction finished in a standing-seam zinc cladding and generous overhanging verges and eaves would reflect the robust form of the thatched roof on the principal property. Subframes to the glazed area would be in treated oak and fenestration in aluminium.

The extension has also been particularly well detailed with attention given to aspects such as rainwater goods. The detailing of the verges end eaves, fenestration and roof will need to be carefully considered and should be conditioned in the event of any approval. Rooflights from the Rooflight Company would be included on the eastern facing roof slope, but due to the angle of this roof these would not be considered overly prominent. The extension would be accessed via a new opening in the existing rear lean-to. In terms of significance this historic fabric is of lesser importance than the original linear cottage fronting the road. Therefore, the harm and impact upon the significance of the listed building is considered low in this respect. On balance, this is an interesting proposal and if detailed and executed well could be a successful addition to the listed building. On this basis I recommend approval.