

HERITAGE STATEMENT

Single storey rear extension

34 Bishopstoke Road, Bishopstoke, SO50 6LB

Applicants Mr and Mrs Gorecki

HERITAGE IMPACT

Bishopstoke Conservation Area

The Heritage Asset concerned with the proposal is the conservation area in which the property is sited. The design of the works has been kept simple to ensure an acceptable and a complementary addition within the curtilage of the application property.

The proposed single storey rear extension would be in keeping with the existing main dwelling and other neighbouring properties and therefore would have no detrimental impact to the conservation area or character of the land.

Bishopstoke Conservation Area was designated in 2001. The historic core of the village, which constitutes much of the conservation area, is part of a primarily residential development separated from Eastleigh by the Itchen Valley. The River Itchen and Itchen Navigation both run through it. The area has a fairly organic plan form, based on the development of large residences around the River Itchen and the Itchen Navigation, extending up the valley sides. Over time, these residences have been divided into smaller plots, to provide more housing.

As confirmed within the application proposal, the proposed works are for a single storey rear extension for an open plan kitchen/diner. With a flat roof continuing from the existing.

IMPACT ON NEIGHBOUR PROPERTIES

As the proposed is a single storey rear extension and continuing the look and feel of the existing building there will be no impact to neighbouring properties.

TREE IMPACT

It has been confirmed no trees will be affected by the proposed works. As noted previously, the site is within the Bishopstoke Conservation Area so any trees within the area are afforded specialist protection. The positioning and scale of the proposed works carefully considered within the site boundary to ensure no trees will be affected by the proposed works.

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

POLICY CONSIDERATION

Planning policies, both local and national, (The Local Plan and the National Planning Policy Framework (NPPF)) have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines. The proposed works have a high standard of design quality ensuring compatibility with host dwelling and surrounding area. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the application property and surrounding area. The choice of appropriate materials ensuring a complimentary attachment within the setting of the dwelling.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

National Planning Policy Framework Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal

against securing the optimum viable use of the building. As noted above, the significant heritage asset involved is not damaged within the proposal development.

The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development. Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the asset. Furthermore, the provision of the proposed works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to be quite low against the setting of the dwelling and surrounding area, impact on historic fabric is non-existence and impact on surviving historical character is negligible. There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings or their settings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings (which this is not), is anticipated in the government's National Planning Policy Framework but more clearly outlined in earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15). Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'