

Planning Report September 2019

We have been consulted on five applications since the last report. Two of them raise no issues:

14 Rathmore Close - APP/19/01034

This is one of the properties in the modern development which is excluded from the Conservation Area.

14 Palm Hill - APP/19/00938

Single storey rear extension. This is modest in scale and has been carefully designed. It would be almost completely hidden from the public highway.

Three applications are more substantial:

6 Willan Street - APP/19/01035.

The proposal is to open up the former garage access onto Willan Street by removing the length of sandstone wall that was constructed as part of a previously approved (2011) application to extend the living accommodation into the former garage. The current application reverses this. On the Willan Street frontage the main change will be the creation of an up-and-over garage door similar to the one that was removed in 2011.

The main development would be a single storey rear extension into the hard landscaped courtyard which faces onto Village Road, to replace the lost living accommodation. The application states that this extension would have a flat roof and be faced in sandstone to match the adjacent Barns building. It is this rear extension which would be most visible, although there is a substantial sandstone boundary wall. The property is shown in the Character Appraisal as making a positive contribution to the character of the Conservation Area, however subsequent alterations, particularly on the Village Road elevation have somewhat diminished this.

Comment: We concluded that there were no grounds for objecting to the principle of development. However, we have submitted comments pointing out the importance of the choice of materials and that these should be agreed in advance before permission is granted, especially with regard to the sandstone facing of the rear extension and the garage door on Willan Street.

Our comments also expressed disappointment with the content of the Heritage Statement

Beechwood, 21 Poplar Road - APP/19/01161

Proposed extension of ground floor utility room and extension of first floor bedroom.

This would be a significant and visible change to a fine early Victorian villa. The Society has not yet submitted its full comments on the application. This is because we have raised concerns about the inadequacy of the Heritage Statement and recommended that the Council should seek further information before considering the application further.

Land to the rear of 38-40 Arno Road - APP/19/01069

Erection of a bungalow with vehicle access from Arno Road.

As with the above application, the Society has submitted an initial comment that the Heritage Statement is not fit for purpose and that the application should not be considered further until additional information has been provided.